

Lower Beeding 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 clear and concise vision for the neighbourhood area. It develops a series of policies which get to the heart of the character and the appearance of the neighbourhood area.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. The Plan makes good use of various high-quality photographs.

The package of supporting documents is both comprehensive and helpful.

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 in a position 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 my report and in recommending any modifications that may be necessary to ensure that the Plan meets the basic conditions.

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

The Plan's approach to site allocations and paragraphs 5.26/5.27

The Plan has taken a thorough approach to the assessment of the sites considered on a case-by-case basis. In this context has the Plan assessed the cumulative impact of the proposed development of the three housing allocations in Lower Beeding on the wider setting of the village in the countryside to the immediate north?

Policy 5

Is there any reason why this policy departs from the general approach taken in the first four policies and specifically mentions the Parish Council?

Policies 7 and 9

In both cases the policies are potentially unclear on how access will be provided, although I can see from Figure 20 that 'preferred access points' have been indicated.

Do the 'preferred access' points overlap with the details of the 'vehicular access constraints' sections of the sites concerned as included in the Site Assessment work (in Appendix 5 of the Consultation Statement)?

Are the access arrangements supported by the owners/proposed developers of the sites concerned and are the sites capable of delivery in the Plan period?

Policy 12

The intention of the policy is clear. Nevertheless, it fails to provide any details about local vernacular details or the way in which they vary throughout the neighbourhood area.

Did the Parish Council consider this matter as the Plan was being prepared?

Policy 15

This is a good policy which reflects the approach to such designations in the NPPF.

It has been helpfully underpinned by the Background Paper.

Policy 18

The first element of the policy is more restrictive than national policy

Does the Parish Council have a specific reason for taking this approach?

Representations

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

In particular does it wish to comment on the representations from:

- the various local residents who make comments about the site selection process;
- Horsham District Council;
- Boakes Land Projects; and
- Millwood Designer Homes.

Protocol for responses

I would be grateful for responses and the information requested by 14 May 2021. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

In the event that 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

Lower Beeding Neighbourhood Development Plan.

26 April 2021