

## **Cowfold 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 distinctive policies which get to the heart of the character and the appearance of the neighbourhood area.

The presentation of the Plan is good. The difference between the policies and the supporting text is very clear.

The Basic Conditions Statement and the Consultation Statement are particularly comprehensive and helpful. The recent publication of the Background Papers has consolidated the information on the impact of the proposed development in the Plan on heritage assets.

#### ***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.

##### *Policy 2*

Is the policy intended to be general in its effect rather than to identify specific elements of green infrastructure?

If this is so, how does the Parish Council anticipate that the District Council will be able to interpret the policy in a consistent way throughout the Plan period?

##### *Policy 3*

I can see the relationship between the policy and the NPPF's approach to local green spaces (LGSS).

Nevertheless, is there a specific reason why the policy has attempt to identify a series of circumstances where development might be supported which would affect the proposed LGSS and which goes beyond the matter-of-fact approach anticipated in the NPPF?

##### *Policy 4*

The approach included in the policy is entirely appropriate in a general sense.

However, is the second part of the policy designed to highlight that the identified properties have a particular significance in the conservation area?

*Policy 5*

As I read the second part of the policy it appears to offer a stronger degree of protection to open spaces to that proposed in Policy 3 for the LGSs?

Was this the Parish Council's intention?

If so, is it correct given that the open spaces have not been considered worthy for LGS designation?

*Policy 6*

Did the Parish Council consider identifying particular facilities (beyond the generality of paragraphs 5.3.2 and 5.3.3) to which the policy would apply?

*Policy 9*

Is this policy intended to apply throughout the parish?

If so, might it have unintended consequences?

*Policy 10*

The policy approach is entirely correct.

However, does it add any parish value to existing local policies?

*Policies 11/12*

The policies are good examples of a criteria-based approach for the allocation of development sites. In turn they will assist significantly in promoting high quality outcomes.

*Policy 14*

In i) am I correct in concluding that a-d are four separate types of development which will be supported rather than setting out a requirement that any development has to satisfy each of the four matters?

In ii) am I correct in concluding that the reverse is the case and development proposals need to meet each of the identified factors?

*Policy 15*

Does iii) need to take account of permitted development rights?

*Policy 16*

Does i) add any value beyond the approach set out in ii)?

*Monitoring and Review*

Section 9 of the Plan addresses these important matters very well.

### *Policies Map*

The various maps are generally very effective. I will be recommending that they include keys to bring the clarity required by the NPPF.

Does the Parish Council have any observations on this proposition?

### ***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 and the information requested by 17 March 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 can 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.

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Independent Examiner

Cowfold Neighbourhood Development Plan.

1 March 2021