

## Rudgwick 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 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.

#### ***RNP1***

Given the context of the policy I suggest that the Plan incorporates a map showing the various settlements and the extent of the development boundaries.

Does the Parish Council have any comments on this proposition?

#### ***RNP2***

I can see the relationship between the policy and the evidence base. Nevertheless, is the mathematical approach in the policy realistically capable of being applied to sites of ten or less homes?

Has the Parish Council considered the potential impact of the policy on the viability of housing developments?

Has the Plan considered how new smaller houses delivered through this policy would be safeguarded as smaller houses in the future?

#### ***RNP3***

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

However, does it add any distinctive local value to existing District-wide policies

In addition is RNP3.1 at odds with the Plan's approach not to allocate sites for development?

*RNP 4*

In 4.3 has the Plan produced any detailed evidence for the proposed percentage of bungalows?

In 4.4 is there any evidence to justify the prescriptive approach to a matter which is optional in the Building Regulations?

*RNP5.2b*

Am I correct in inferring that this element of the policy acknowledges that some development management decisions will need to strike a balance between house types (RNP2) and density (RNP5) considerations?

*RNP 6-9*

These policies are both sensitive to the parish and will assist in delivering the approach in the Parish Design Statement (2009/2020). As such they are precisely the type of policies which are appropriate for a neighbourhood plan.

*RNP 7*

Is the policy intended to apply in Rudgwick or throughout the parish?

*RNP 7.2*

Should this aspect of the policy acknowledge that permitted development rights may result in some of the details included in the policy may be beyond planning control?

*RNP 9.3*

Is this part of the policy intended to apply only to residential development?

As submitted, it would apply to 'all' development and many development proposals would not relate in any way to the details included in the policy.

*RNP 10.3*

Plainly this policy is very timely.

Should it take account of the possibility that working from home proposals may not need planning permission based on their size and scale and the nature of the business use itself?

*RNP 12.1*

This policy refers to all major development. However, does its applicability conflict with the approach in the wider Plan which does not identify allocations?

Is it reasonable to expect any major development in Rudgwick/Bucks Green to provide ready pedestrian access to all of the identified facilities (and/or to provide access otherwise)?

Should the policy take a more proportionate approach?

*RNP 13*

Is this a land use policy or a community action?

Are any such routes planned or committed (by the Parish Council or any other organisation) for delivery in the Plan period?

*RNP 15*

Is the policy intended to be general in its nature or has a potential site been identified?

*RNP 16*

The Local Green Space Assessment is particularly impressive and thorough.

*Policies Map*

The Map is very effective. It is also proportionate for a neighbourhood plan.

***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:

- Horsham District Council; and
- Welbeck Strategic Land.

***Protocol for responses***

I would be grateful for responses and the information requested by **12 February 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

Rudgwick Neighbourhood Development Plan.

21 January 2021