

Crowmarsh 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.

The presentation of the Plan is good. The difference between the policies and the supporting text is very clear. The Plan makes good use of various maps which are produced to a high quality.

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 the Plan to ensure that it meets the basic conditions.

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

Policy CRP1

Is there any specific reason for the inclusion of the element about listed buildings in the policy?

In any event is this issue more of a detailed development management matter?

The Cheshire East guidance on settlement boundaries is an excellent piece of work. However, is it necessary to reproduce it within the main body of the Plan itself?

Policy CRP2

Is the third part of the policy necessary given that it simply restates existing local policy?

Policy CRP3

Given the scale of Inset A of the Policies Map please can the Parish Council clarify the location and the size of the proposed allocation. In particular is it the same area as that identified as the blue rectangular shaped area on page 9 of the Sites Assessment document?

Has the Parish Council made a detailed assessment of the extent to which the proposed development safeguards heritage assets in the immediate locality of the proposed site beyond the general commentary in the Strategic Environmental Assessment?

Policy CRP4

I am minded to recommend a detailed modification to the wording of the policy so that it would apply in a proportionate way to development proposals. As submitted the policy would apply universally and many smaller-scale and/or domestic proposals will have no impact on some or all of the four criteria.

Does the Parish Council have any comments on this proposition?

Policy CRP6

As the District Council suggests could this policy be made into two separate policies given that the requirements of its two parts are very different?

What is the size of the proposed Riverside Meadows Local Green Space?

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 made by:

- South Oxfordshire District Council;
- Oxfordshire County Council;
- Historic England;
- HR Wallingford?

Protocol for responses

I would be grateful for responses and the information requested by 30 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 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

Crowmarsh Parish Neighbourhood Development Plan.

16 March 2021