

Slaugham 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 very clear and distinctive vision for the neighbourhood area. In particular it addresses a series of important issues in a positive and effective fashion.

The layout and presentation of the Plan is excellent. The various maps and photographs add to its depth and interest. The differences between the policies and the supporting text is very clear.

Points for Clarification

I have read the submitted documents and the representations made to the Plan and have 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:

General

The Plan includes both policies and Aims

Should I conclude that the policies are designed to be land use policies (that will be part of the development plan in the event that the Plan is made) and that the Aims are designed not to be land use policies (that will not form part of development plan)?

Most of the Aims follow this format. However, numbers 1 and 2 could be read as policies.

Does the Parish Council have any comments on this observation?

Policies 1 and 2

I understand that the AONB extend throughout the AONB?

In any event should the AONB be shown on the Proposals Map? Otherwise the policy is difficult to apply/understand

Policy 6

I can see that the identified locations in the second part of the policy have a linkage to the supporting text. However, should the supporting text be more explicit about why these features have been identified?

Is the second half of the policy suggesting that the five identified areas are those particularly worthy of special protection and/or where the greatest sensitivity to new development is to be found?

As drafted the policy could be read as one which encourages development in these areas.

Policy 11

Has the Parish Council undertaken any detailed analysis of the capacity of the local highway network (in Covert Mead/West Park Road/St Martin Close) to accommodate 30 additional dwellings?

What is the current status of St Martin Close East? It has the appearance of informal open space

Policy 12

I can see the proposed phasing approach taken between the two St Martin Close sites. Is the phased approach linked to the current uncertainty on strategic housing delivery?

Paragraph 6.24 is clear that the West site is a reserve site. However, Policy 12 simply links support for the West site to the commencement of work on the East site

The Parish Council's observations on this observation would be helpful

What is the current status of St Martin Close West? It has the appearance of informal recently planted woodland

Policy 13

I can see the built-up settlement boundaries on policies map

Are they available on a more detailed map?

Are they identical to those in the MSDLP? If this is the case does the neighbourhood plan policy add any local value to the Local Plan policy?

Policy 15

The policy is suitably supportive for economic development. The criteria-based approach is helpful and appropriate. However, has the Parish Council given any consideration to the definition of a 'sustainable location'?

Paragraph 8.5

The paragraph has missing words at its end. Please can you advise what was intended/is missing?

Sustainability Assessment

Please can I see maps of the sites assessed in Appendix 2.

In the event that any of the sites identified in the developer representations are not directly addressed in the SA/SEA exercise (as set out in Appendix 2) were they:

- considered as part of the exercise; and/or
- dismissed as reasonable alternatives.

In paragraph 5.10 the Assessment concludes that the identification of the two housing sites (policies 11/12) 'presents the most sustainable option for the Parish as the sites with the least environmental effects have been allocated'. Please can the Parish Council expand on this explanation drawing on information in Appendix 2 of the Assessment.

Questions for the District Council

The District Council's comments on the following matters would be appreciated:

- Are there any updates to the current progress on Site Allocations DPD (mentioned in paragraph 6.13 of the Plan) beyond that shown on your website?
- What is the general approach being taken by MSDC to site allocations in general, and those in the AONB in particular?
- Have the proposed housing sites at St Martin Close already been assessed as part of the DPD process?
- Is there any functional or open space connection between the original planning application for the development of St Martin Close and the either or both of the two parcels of land now proposed for residential development?
- Are there any updates on the current level of current and future residential development in the neighbourhood area beyond that shown in Appendix 4 of the Strategic Housing and Economic Land Availability Assessment on your website?
- I saw that a start had been made on the development of the Pease Pottage strategic allocation (DP10) when I visited the neighbourhood area. What is the anticipated trajectory for the development of the site?
- How does the Mid Sussex District Plan provide the framework for the preparation of neighbourhood plans?
- How should District Plan Policy DP6 be applied by town and parish councils when preparing neighbourhood plans?

Representations

Does the Parish Council have any comments on the various representations received to the submitted Plan?

Protocol for responses

I would be grateful for comments from the Parish Council by 4 February 2019. 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 all 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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