

## **Cumnor Parish 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 very good. The difference between the policies and the supporting text is very clear. The Plan makes good use of various maps produced to a high quality.

The Character Assessments and the Important Views and Local Green Spaces reports are first-class supporting documents.

A key element of the Plan is the way in which its vision and objectives inform and underpin the resulting policies. In this context Tables 1 and 2 and Figure 1 are particularly helpful. The approach taken provides assurance to all concerned that the Plan has addressed key local issues.

#### ***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. There is also a specific question for the District 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.

#### ***Questions for the Parish Council***

##### ***Policy LGS1***

The policy and the supporting appendix address Local Green Spaces in a comprehensive fashion.

Has the Parish Council assessed the package of Local Green Spaces (LGSs) for the way in which they are consistent with the local planning of sustainable development in the neighbourhood area and are capable of enduring beyond the end of the Plan period (as required by paragraph 99 of the NPPF)?

If not, please could the Parish Council produce a brief note to this effect (on a site-by-site basis)

In particular is the Parish Council satisfied that the proposed designation of LGS 14 (Cumnor Cricket Pitch) would be capable of enduring beyond the end of the Plan period given the Club's ambitions for the future?

##### ***Policy QA1***

The approach taken in this policy is both novel and interesting.

However, given the overlap between the three proposed Quiet Areas and LGSs 2/5/6 does this policy add any value to that of Policy LGS1?

*Policy DBC4*

I saw the importance of the Green Belt to the character and appearance of certain parts of the parish. Nevertheless, does the policy add any distinctive local value to national and local policy on this matter?

In the event that the Parish Council considers that this is the case does it have any comments on the suggested changes to the wording of the policy proposed by the District Council in its representation?

*Policy DBC7*

This is an excellent policy suitably supported by the background document.

*Policy RNE2*

Has the Parish Council carried out a separate assessment of the extent to which Part B of the policy has regard to national policy beyond the general comments in paragraph 116 of the Plan?

*Policy EBC1*

The first part of the policy comprehensively identifies community assets in the parish. I saw their importance as part of the recent visit.

However, is the second part of the policy necessary given its acknowledged overlap with Local Plan policies?

In the event that the Parish Council considers that this is the case, would the matter be better expressed in the supporting text given that different community assets are affected by different Local Plan policies?

***Question for the District Council***

I saw that there were footpaths to the west and to the south of the Cumnor Cricket ground.

I also saw several people walking through the Cricket Ground. Is there a separate public footpath which runs to the north (rear) of the Cricket Ground pavilion and then along the vehicular access to the pavilion from Appleton Road?

***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 District Council and the County Council on Policy T12 (in relation to the B4044 cycle route); and
- the representation from Cumnor Cricket Club on the proposed designation of the Cricket Ground as a local green space (LGS14)?

***Protocol for responses***

I would be grateful for responses and the information requested by 22 January 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

Cumnor Parish Neighbourhood Development Plan.

7 January 2021