

Copthorne 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 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.

Policy CNP3

In the second part of the policy does the Parish Council have any specific evidence to justify the approach taken?

In the third part of the policy the emphasis has been reversed; is there any evidence at this stage to demonstrate that the policy will not affect viability?

Policy CNP5

The policy takes a good approach to this important matter.

Policy CNP6

Are there any Assets of Community Value (ACV) in the neighbourhood area?

If so, do any of the ACVs overlap with the community facilities included within Policy CNP4?

Policy CNP7

The policy is an excellent local response to the approach in the NPPF on the designation of Local Green Spaces. In addition, it is underpinned by the detailed Assessment paper (August 2020).

What are the respective sizes of LGS a (Westway), b (Copthorne Common) and i (Woodland East of Copthorne Common Road)?

Policies CNP 9-13

The Character Area work is very impressive.

At the end of the first part of each policy there is a paragraph about the potential impact of development on the identified aspects of the Character Area. How did the Parish Council design the policy and how would it expect the District Council to apply this part of the policy on a consistent basis throughout the Plan period?

Policy CNP11

Should the fourth component be fourth part of the policy be supporting text rather than policy?

Policy CNP14

In the first part of the policy, I can see the contents of the footnote. However, the purpose of a policy is to provide clarity.

In this context I am minded to include a list of circumstances where proposed changes of use may be considered positively. Does the Parish Council have any comments on this proposition?

Policy CNP15

Could the first part of the policy have the unintended consequence of supporting development in inappropriate locations?

Is the third part of the policy both realistic and viable?

Policy CNP16

Are the proposed higher standards evidence-based?

In any event is it the role of new development to resolve existing issues in the neighbourhood area?

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:

- Gatwick Airport;
- St Modwen Developments;
- Option Two Developments Limited; and
- Mid Sussex District Council.

Protocol for responses

I would be grateful for responses and the information requested by 5 May 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

Copthorne Neighbourhood Development Plan.

20 April 2021