

Cheveley 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 concise vision for the neighbourhood area. The relationship between the objectives and the policies is helpfully described in Section 4.

The presentation of the Plan is first-class. The difference between the policies and the supporting text is very clear. The Plan makes excellent use of various high-quality maps and photographs.

The Plan is underpinned by several detailed appendices. This is best practice and provides assurance to all concerned that the Plan is supported by appropriate information and evidence.

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 able 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 the examination 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 CHEV1

The policy takes a very positive approach towards the location of new development and achieves its ambition to set a spatial strategy for the parish.

Does the Parish Council have any comments on the District Council's representation about the way the Development Envelope has been defined around Duchess Drive (as shown on the map in that representation)?

Policy CHEV2

I note that the policy is underpinned by an up-to-date Housing Needs Assessment. Nevertheless:

- is the incorporation of the housing size figures from the Assessment directly into the policy a practical solution?
- would the figures be capable of being implemented by the District Council through the development management process?

Policy CHEV5

Criterion ii comments about settlement gaps. However, such gaps are not shown on the Policies Map. Please can the Parish Council advise on this matter.

The policy comments that it is 'in addition to the considerations of Policy EMP5 of the Local Plan'. Please can the Parish Council explain its thinking on this matter and how it relates to the representation from The Jockey Club on the relationship between the two policies?

Policy CHEV7

This is an excellent policy which sets out a very positive local response to Section 12 of the NPPF. The Design Guidance and Codes and the Design Checklist (Appendix 2) provide distinctive local details

Policy CHEV14

This is an excellent policy which complements national legislation and guidance on biodiversity and provides distinctive policy guidance on the way in which new access points should be incorporated into the natural environment.

Policies CHEV15/16

These are excellent policy which are underpinned by the relevant appendices.

General

The District Council comments about the overlaps between the wording used in Policies CHEV1/5/16. The Parish Council's observations on this issue would be helpful.

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

It would be helpful if it commented on the representations received from:

- Anglian Water;
- The Ramblers Association; and
- The Jockey Club.

The District Council proposes a series of revisions to certain policies and the general text. Does the Parish Council have any comments on the proposed revisions and the suggestion that it considers a potential updated wording to Policy CHEV14?

Protocol for responses

I would be grateful for responses to the questions raised by 15 May 2024. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I would be 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

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25 April 2024