

**Request for further information and questions from the Examiner to Cornwall Council and Crowan Parish Council**

I have carried out a preliminary review of the Neighbourhood Development Plan and the evidence submitted in support of it and there are a few points where I need some clarification or further information. I would therefore be grateful if both Councils could assist me, as appropriate, in answering the following questions.

*Submission date*

Please can you confirm the date on which the Submission version of the NDP was submitted to Cornwall Council? The copy which I have is marked V2.3.5 and is dated 23 November 2018, although I note that the Consultation Statement is dated 30 November 2018 and the Basic Conditions Statement is dated 6 December 2018.

*The Crowan Parish Council Clerk submitted the documents to Cornwall Council on 7 December 2018.*

*Pre-submission consultation stage*

Appendix 8 of the Consultation Statement provides a summary of the Individual Community Responses received at the Pre-Submission stage. Although I do not need to know about the detail of these responses, please can you confirm how many were received?

*Written comments -19 and Verbal Comments from Attendees - 83*

*Sustainability Appraisal*

Section 3 of the NDP refers to the Steering Group carrying out a light touch NDP Sustainability Appraisal report. This does not appear to be on the Parish Council website so I would be grateful if you could send me a copy. On a related matter, I was also checking the Basic Conditions Statement to see if an assessment had been done of the NDP policies against the strategic policies in the Core Strategy. Again, if this is available, please can you send me a copy.

*The text for Section 3 of the NDP was as per the outline pro-form document supplied by Cornwall Council and over the period of developing the Crowan Parish document this appears to have been confused with the SEA & HRA screening. Accordingly there is not a light touch NDP Sustainability Appraisal report on the website.*

*With regard to the Basic Conditions Statement we understood that the analysis of each policy against the economic, social & environmental implications indicated the sustainability of the NDP strategic goals. There is a table on pages 6-8 of the Basic Conditions Statement which tests the policies of the NDP against each of the key elements of sustainable development: Economic, Social*

*and Environmental implications and show how the NDP will contribute to sustainable development. There is then a Policy analysis, set out in a table on pages 14-18 of the Basic Conditions Statement, which tests the NDP policies against sustainability criteria, national policy (NPPF) and Local Strategic Policy of the Cornwall Local Plan..*

#### *Development boundary maps*

There are five Parish Settlement Maps in the NDP between pages 11 and 15 which relate to Policy HT1 – Development boundaries. I think these maps are then repeated again in the Appendices to the plan on pages 35 to 39. As far as I can see, the only difference seems to be that, in the second set of plans, each plan has a figure number and a key added in. Ideally, it would be best just to have one set of plans and I think the second set would be better simply because they have figure numbers and a key. Please can I have the Parish Council's views on this? If I have missed any other differences between the plans, please let me know.

*We agree that the one set in the Appendices would be adequate. Again we have followed outline pro-form document supplied by Cornwall Council probably too rigidly.*

#### *Self-build housing*

Policy HT5 on self-build housing talks about proposals for “an affordable self-build dwelling”. Is the intention then that only one affordable self-build house could be built on an exceptions site? Or is a different approach intended?

*We agree that the wording of the policy needs to be clearer, and suggest should be changed to:- “Proposals for self-build dwelling(s) on exception sites will only be supported for applicants who: Demonstrate that they have a local connection in accordance with the local housing registers and The occupancy of the property will be restricted to people with a local connection in perpetuity as their main residence*

#### *Housing for elderly and infirm people*

In paragraph 9.14, reference is made to an Appendix xx. Please can you provide the necessary details ? Is it perhaps Appendix B to the plan?

*It is Appendix B Population & Demographics.*

#### *Recreation areas and open spaces*

The first sentence of Policy FAS1 refers to “Recreation areas”. Are these the same as the Open Spaces listed in Appendix C and mapped in Figure 8? If there are differences, please explain these. In addition, Cornwall Council has mentioned that Praze and Beeble Football Club at Fore Street, Praze and Beeble and

Clowance Golf Course have been omitted from Appendix C and I think they are also missing from Figure 8. Please can you advise if they should be added and provide appropriate mapping, if required?

*Appendix-C covers public open spaces, recreational and sports areas, Praze Football Club did play on a private field some years ago and Clowance Estate does have a 9-hole golf course within its private grounds.*

#### *Community assets*

Policy FAS5 explains that the Parish Council will work to define Community Assets. However, as drafted, it does not appear to be a land use planning policy - rather it is a community objective. Please can you comment? Are there already any Community Assets which have been defined that need to be protected – in which case a land use policy might be appropriate?

*Some consideration has been given in the past to protect services that add to the quality of life for local residents, such as a general store and Post Office or a public house, but none have been listed to date.*

#### *Representation*

A representation has raised a query regarding the development boundary for Townshend on page 15 of the plan and refers to a tithe map and a property that backs on to a field known as Great Meadow. I am uncertain as to which part of the boundary is being referred to and would be grateful if the Parish Council could provide some clarification.

*As yet the details have not been passed to me for comment.*

Thank you for your assistance with these questions. Once I have received your responses, I may need to ask for further clarification or further queries may arise as the examination progresses.

Please note that these questions and requests for information is a public document and the answers and any associated documents will also be in the public domain. Both my questions and the responses should be placed on the Councils' websites as appropriate.

Barbara Maksymiw

25 March 2019