

Changes between the Submission Version (Nov 2018) of the Crowhurst Neighbourhood Development Plan (CNDP) and the Final Version CNDP (May 2019)

Below is a table of changes made to the Submission Version of the Crowhurst Neighbourhood Plan. The majority of these are related to the modifications recommended by the Independent Examiner.

Minor changes, related to formatting and grammatical changes have not been listed.

In addition, based on some of the Examiner recommendations, the Maps have been renumbered from CNDP 1-9 to CNDP 1-8 as Map 3 was deleted.

References, throughout the Plan, to Supplementary Documentation have also been changed to reference Appendix 3.

In the Examiner’s modifications, new text is highlighted in bold, text to be deleted is struck through.

Location	Examiner modifications or Submission Plan text	Final Plan text
Title	Submission Nov 2018	Final May 2019
P2	Header: Submission Nov 2018	Final May 2019
P3	Following on from the consultation on the draft Plan and the comments received, modifications have been made. This final Plan incorporates the changes made. Rother District Council will consult on this final Plan and comments will go to the independent examiner who will decide if the Plan can go to referendum as is, or needs further changes.	The Plan has undergone several iterations with amendments based on consultations with residents and statutory bodies. This final Plan now also incorporates the modifications recommended by the Independent Examiner and agreed between the Parish Council and Rother District Council. The Basic Conditions Statement, Consultation Statement and Final Examiners Report are referenced in Appendix 3.
P5	Policy CF1 – Community Facilities	Policy CF1 – Community and Recreational Facilities

4.3.2	Policy CF2 - Open Spaces and Recreation	Policy CF2 - Rights of Way and Recreation
P6	<p><u>Modification 1 :</u> A Reference Section is recommended to be added to the CNDP listing the evidence base for the Plan with electronic links to documents. As a minimum the list should include those documents commissioned for the CNDP process specifically or drawn up by the steering group as follows: ‘Crowhurst Landscape Character, Sensitivity and Capacity Assessment’ Oct 2017; ‘Crowhurst – A Rural Village’ Nov 2017; ‘Crowhurst Heritage and Character Assessment’ Sept2017; ‘CNDP Site Assessment Paper’ Jan 2017; ‘CNDP Watercourses and Flooding Description’ Nov 2017; Local Green Space Description table; and ‘CNDP Environmental Description’ Nov 2017.</p>	<p><u>List of Appendices</u></p> <p>Appendix 1: Maps CNDP Map 1 – Development Boundary CNDP Map 2 – Important Areas and Views CNDP Map 3 – Local Green Spaces CNDP Map 4 - Flooding CNDP Map 5 – Community and Recreational Facilities CNDP Map 6 – Infrastructure Improvements CNDP Map 7 – Housing Site Allocations CNDP Map 8 – Proposals Map</p> <p>Appendix 2: Environment Planning Application Checklist</p> <p>Appendix 3: References ‘Crowhurst NP Examination Report’ Apr 2019 ‘Crowhurst NP Strategic Environmental Assessment’ (SEA) Nov 2018 ‘Crowhurst NP Basic Conditions Statement’ Nov 2018 Crowhurst NP – ‘Consultation Statement’ Nov 2018 ‘Crowhurst Landscape Character, Sensitivity and Capacity Assessment’ Oct 2017 ‘Crowhurst – A Rural Village’ Nov 2017 ‘Crowhurst Heritage and Character Assessment’ Sept2017 Historical Heritage of Crowhurst Nov 2017 ‘CNDP Site Assessment Policies Paper’ Oct 2018 ‘CNDP Watercourses and Flooding Description’ Nov 2017 ‘Local Green Space’ Description table ‘CNDP Environmental Description’ Nov 2017 ‘Crowhurst Non-designated Heritage Assets’ Nov 2018 ‘Car Park Landscape and Visual Impact Assessment’ Oct</p>

		2018
P20	Updated project timeline Move “we are here” box from “Public consultation..., followed by referendum”	Put “we are here” box on “Public Referendum”
P22 2.3.2	However the main access to the station is up a long hill with no pavements and quite a lot of on-street parking which currently is free, while the station car park is metered	However access to the station for commuters is up a long, narrow hill with no pavements and car parking at the station is charged for whereas on-street parking nearby is not. Consequently, there are issues with commuter traffic and parking congestion.
P32 4.0.12	We have also identified other open and natural areas in Crowhurst that help form the rural character of the village. These areas should be protected from developments other than community facilities which provide a benefit to the village. The Open and Natural Spaces Description in Background Evidence ¹ identifies these areas and they can be seen on CNDP Map 3. It also explains in some detail how and why each area should be protected. Where possible, enhancement of the countryside through good management is also encouraged.	The Crowhurst Landscape Character, Sensitivity and Capacity Assessment (CLCSCA) has also identified areas in Crowhurst that help form the rural character of the village. These areas should be protected and developments should not result in the erosion or loss of these important areas or the important views identified on CNDP Map 2. Where possible, enhancement of the countryside through good management is also encouraged.
P34	Social-...Policies CF1-3 encourage the protection and retention of community facilities, natural spaces (both Local Green Space and natural spaces that form part of the character of the village) and footpaths....	Social - ...Policies CF1-3 encourage the protection and retention of community and sports/play facilities, Local Green Space and footpaths...
P39	<u>Modification 2:</u> Policy CE1 (2) is recommended to be amended as follows:	

¹ Open and Natural Spaces Description, Background Evidence

	<p>..... "2. It does not result in the erosion or loss of the identified protected village gaps Important Open Areas as shown on the Proposals Map and CNDP Map 2 and important open/natural spaces as shown on CNDP Map 3, which give the village its High Weald identity and Local Green Spaces on CNDP Map 4;</p> <p>3. The development does not impact on important valley and village views as defined on the Proposals Map and CNDP Map 2;"</p> <p>CNDP Map 3 to be deleted as it is no longer needed, and the Proposals Map to be amended so that it no longer shows the designation 'Open/Natural Space'.</p>	<p>2. It does not result in the erosion or loss of the identified Important Open Areas as shown on the Proposals Map and CNDP Map 2;</p> <p>3. The development does not impact on important valley and village views as defined on the Proposals Map and CNDP Map 2;</p> <p>CNDP Map 3 deleted and following maps renumbered as appropriate.</p>
<p>P43 4.2.5.6</p>	<p>The policy is considered to align with that of Policy EN5 in the Core Strategy and proposes greater detail for the local context of Crowhurst. The implementation of this policy will preserve the biodiversity and maximise opportunities to enhance biodiversity in accordance with policies of the NPPF.</p>	<p>The policy is considered to align with that of Policy EN5 in the Core Strategy and proposes greater detail for the local context of Crowhurst. The implementation of this policy will preserve and enhance the biodiversity and habitats of protected species and species of principle importance as listed under Section 41 of the Natural Environment and Rural Communities Act (2006) and the NPPF.</p>
<p>P44 CE3</p>	<p><u>Modification 3:</u></p> <p>1. Development will not be supported where it adversely affects the ecological interests of the Fore Wood Reserve SSSI, Quarry Wood Nature Reserve, Combe Haven, Priority Habitats or areas with a Biodiversity Action Plan (BAP) or where development will affect the ecological integrity of the site, including notable or protected species habitats and such impacts cannot be mitigated or compensated for, commensurate with their importance to the wider ecological network;</p>	<p>1. Development will not be supported where it adversely affects the ecological interests of the Fore Wood Reserve SSSI, Quarry Wood Nature Reserve, Combe Haven, Priority Habitats or areas with a Biodiversity Action Plan (BAP) or where development will affect the ecological integrity of the site, including protected species habitats;</p>

	<p>2. Where appropriate, any new development is...</p> <p>2(iii) Existing wildlife corridors should be conserved and retained, buffered, enhanced, restored and strengthened and new wildlife...</p> <p>Where appropriate, applicants for planning permission are encouraged to complete Completion of the CNDP Environment Planning Application checklist (Appendix 2) in the Environment Description in the Supplementary Documentation. This will help ensure all Environmental Policies in....</p>	<p>2. Where appropriate, new development is...</p> <p>2(iii) Existing wildlife corridors should be retained, buffered, restored and strengthened and new wildlife...</p> <p>Where appropriate, applicants for planning permission are encouraged to complete the CNDP Environment Planning Application checklist in Appendix 2. This will help ensure all Environmental Policies in....</p>
P46 CE4	<p><u>Modification 4</u></p> <p>Where the benefits or need for the development are considered to justify the removal of such important local features, development will only be supported where appropriate mitigation and compensatory measures are put in place to address their removal. This will not normally be appropriate for nationally protected features and Ancient Woodland.</p>	<p>Where the benefits or need for the development are considered to justify the removal of important local features, development will only be supported where appropriate mitigation and compensatory measures are put in place to address their removal. This will not normally be appropriate for nationally protected features and Ancient Woodland.</p>
P48 CE5	<p><u>Modification 5:</u></p> <p>Encouragement will be given to development which secures an improvement in flood risk and biodiversity terms which will reduce pressures on the catchment both upstream and downstream.</p>	<p>Encouragement will be given to development which secures an improvement in flood risk and biodiversity terms which will reduce pressures on the catchment both upstream and downstream.</p>

P50 4.3.2	Community Facilities, Open Areas and Recreation	Community Facilities, Local Green Space, Rights of Way and Recreation
P51 4.3.2.6	The Parish also has a number of Natural and Semi Natural Spaces, such as areas of woodland and other land. The public has access, via Public Rights of Way (PRoW), to many of these and they are important assets to the community. Even those that do not contain PRoWs, are important as they help form the rural character of the village. However, in terms of recreational open space, there is an under provision of play space for residents in the central/northern part of the village. The District Open Space Paper concedes there is an under provision and the village currently fails the access standards. Therefore, policy CF2 will seek to protect the existing recreational spaces and natural open space and encourage new provision of recreational space, particularly in the central/northern parts of the village. This would accord with the NPPF which seeks to protect and enhance public rights of way and recognises the importance of open space and opportunities for sport to creating healthy communities.	In terms of recreational open space, there is an under provision of play space for residents in the central/northern part of the village. The District Open Space Paper concedes there is an under provision and the village currently fails the access standards. Therefore, policy CF2 will seek to protect the existing recreational spaces and Public Rights of Way (PRoW) and encourage new provision of recreational space, particularly in the central/northern parts of the village. This would accord with the NPPF which seeks to protect and enhance Public Rights of Way and recognises the importance of opportunities for sport to creating healthy communities.
P52 4.3.2.8	The Local Green Space document, describing these areas can be found in Background documentation	The Local Green Space Description document, describing these areas is referenced in Appendix 3.
P53 CF1	<u>Modification 6:</u> Policy CF1 – Community and Recreational Facilities The existing community facilities as shown on CNDP	Policy CF1 – Community and Recreational Facilities The existing community facilities as shown on CNDP Map 5 will be

	<p>Map 6 will be protected and new opportunities for community and recreational facilities will be supported. Community buildings include, but are not limited to, are the Church and Parish Room; Plough Inn Public House; Crowhurst C of E Primary School; the school and its sports facilities, the Village Hall; Methodist Chapel; Crowhurst Station; BMX Bowl and Youth Club Hut and the recreational ground and its Pavilion on the Recreation Ground. Recreational facilities are the Play Area and Tennis Court also on the Recreation Ground. This policy will apply to any future community facility provided, and supports the existing and future prosperity of community life through application of the following criteria:.....</p>	<p>protected and new opportunities for community and recreational facilities will be supported. Community buildings are the Church and Parish Room, Plough Inn Public House, Crowhurst C of E Primary School, the Village Hall, Methodist Chapel, Crowhurst Station and the Youth Club Hut and Pavilion on the Recreation Ground. Recreational facilities are the Play Area and Tennis Court, also on the Recreation Ground, and the BMX Bowl. This policy will apply to any future community facility provided, and supports the existing and future prosperity of community life through application of the following criteria:</p>
<p>P54 CF2</p>	<p><u>Modification 7:</u> Policy CF2 – Rights of Way Open Spaces and Recreation</p> <p>3. Protect existing natural, semi open space and open space as shown on CNDP Map 3 by only supporting development in exceptional circumstances, such as community facilities where there is a clear need and landscape mitigation measures can be taken;</p> <p>4. Protect sports and play facilities and encourage more facilities where appropriate.</p>	<p>Policy CF2 – Rights of Way and Recreation</p> <p>Deleted</p> <p>3. Protect sports and play space and facilities and encourage more where appropriate.</p>
<p>P55 CF3</p>	<p><u>Modification 8:</u></p>	

	<p>1. Protect areas identified The following areas are designated as Local Green Space on CNDP 4 and the Proposals Map:</p> <p>Fore Wood St Georges Churchyard Crowhurst Recreation Ground Crowhurst Nature Reserve</p> <p>by only supporting development that meets an identified need related to the current usage of the area, remain of a similar scale and bulk as existing facilities and is supported by the local community.</p> <p>Development on Local Green Spaces will only be permitted in very special circumstances that will include development that enhances the use and attributes of the space for the reasons it was designated.</p>	<p>1. The following areas are designated as Local Green Space and shown on CNDP Map 3 and the Proposals Map:</p> <p>Fore Wood</p> <p>St Georges Churchyard</p> <p>Crowhurst Recreations Ground</p> <p>Crowhurst Nature Reserve</p> <p>Development on Local Green Spaces will only be permitted in very special circumstances that will include development that enhances the use and attributes of the space for the reasons it was designated.</p>
<p>P56 4.3.3.2</p>	<p>Modification 9 (ii)</p> <p>New development should allow for climate change and the need for housing to be flexible and adaptable for a range of occupiers. New development should meet the minimum national floor-space standards and Building for Life 12 standards and is encouraged to provide adaptable floor-space by meeting M4(2) of the Building Regulations, as proposed by the emerging Rother DaSA .</p>	<p>New development should allow for climate change and the need for housing to be flexible and adaptable for a range of occupiers. New development should meet the minimum national space standards and Building for Life 12 standards and is encouraged to provide adaptable floor-space by meeting M4(2) of the Building Regulations, as proposed by the emerging Rother DaSA policy on Accessible and Adaptable Homes .</p>

<p>P57 CB1(3)</p>	<p><u>Modification 9(i):</u> New housing shall comply with the National Floorspace Standards and Building for Life standards. Due to the aging population of the Parish, new housing is also encouraged to meet the and should accord with the Accessible/Adaptable Dwelling standard M4(2) of the Building Regulations or any future review of this standard. (and any relevant subsequent future standards) as proposed by the emerging Rother DaSA;</p>	<p>New housing shall comply with the National Space Standards and Building for Life standards. Due to the aging population of the Parish, new housing is also encouraged to meet the Accessible/Adaptable Dwelling standard M4(2) of the Building Regulations or any future review of these standards;</p>
<p>P78 CC1</p>	<p>Development would also be required to comply with the following: 6. Should comply with other policies of the development plan.</p>	<p>Deleted clause 6 and renumbered clause 7.</p>
<p>P79 4.4.3.2</p>	<p>Footpath 6a, which runs through the same field, should connect to the car park to allow ease of access to the footpath network. A Landscape and Visual Appraisal can be found in the Background Documentation.</p>	<p>Footpath 6a, which runs through the same field, should connect to the car park to allow ease of access to the footpath network. The landowner will need to contact the East Sussex Rights of Way team about altering footpath 6a. The preference is to start/end footpath 6a at the car park, instead of by the Manor/Forewood Lane but the final decision will be made by East Sussex. A Landscape and Visual Appraisal is referenced in Appendix 3.</p>
<p>P80 CC2(8)</p>	<p><u>Modification 10:</u> 8. New housing developments should provide electric vehicle charging points. There should be at least one charging point per dwelling for houses and for flats with an allocated car parking space. For flats which don't have an allocated parking space, provision needs to be made for a shared communal</p>	<p>Deleted as clause also in Policy CB1</p>

	<p>charging point</p> <p>Amend CNDP Map 7 and Proposals Map to amend reference to "Proposed Footpath Diversion" to "Proposed Footpath".</p>	<p>CNDP Map 6 (maps have been renumbered) and Proposals Map amended</p>
P88 Appendices	<p>Previously only contained Maps 1-9</p>	<p>CNDP Maps 1-8 included in Appendix 1 with electronic link to larger format maps;</p> <p>Environment Planning Application Checklist added to Appendix 2 as per Examiner modification 3;</p> <p>References to documents related to the CNDP added to Appendix 3 with electronic links as per Examiner modification 1.</p>