

## Peasmarsh Neighbourhood Development Plan

## Schedule of Examiner Modifications &amp; Associated Amendments

Examiner's Report Paragraph Number	Recommendations for Modifications and Amendments	PNPD Policy/ Paragraph & Page Number
74	That the end date of the plan be changed to 2028.	Front cover
76	<p>Enlarge Figure 3.9 to fill an A4 page</p> <p>Show the arcs of view in Figure 3.9 based on the shown drawing.</p> <p>In the first sentence, delete “shaded” and after “safeguards” and insert “, and if necessary, mitigate any detrimental impacts on”</p>	L1, 25
79	<p>Enlarge Figure 3,10 to A4 size</p> <p>In the first sentence before “habitats” insert “wild-life rich”</p>	L2, 28
80	Insert at the end of the policy “except where there are wholly exceptional reasons and a suitable compensation strategy exists”	L3, 30
83	That the policy be deleted.	L4, 17
	<p>Amend supporting text to reflect the policy has been deleted. Amend to:</p> <p>‘Biodiversity is an issue which is being addressed at national and district level, requiring a ‘biodiversity net gain’ [BNG] from any development. It is not necessary to have a specific policy in the Plan because of the national legislation but Project 9 in Section 10 has been set up to investigate the possibilities of and encourage Peasmarsh being a ‘host’ parish for BNG.’</p>	Para 3.5.3 30
85	<p>The large-scale maps provided to me by the Parish Council on 18<sup>th</sup> September 2023 in the pdf file Large Scale maps .pdf should be inserted in Appendix 4.</p> <p>Replace in the final paragraph “NPPF regulations” with “paragraph 103 of the NPPF”</p>	L5, 34
86	Replace the policy with “The provision of green infrastructure supported for all development. Where green infrastructure cannot be included on site, offsite provision that will improve connectivity throughout the parish will be preferred including traffic free routes and improvements to local public access networks, with particular consideration to the historic routeways as shown in Figure 3.7. Contributions to the improvement	L6, 36

	and development of routes to improve the connectivity of the village, especially safe routes to the school, Jempson campus and the Memorial Hall, will be particularly supported.”	
87	That the policy be deleted.	L7, 38
	Amend supporting text to reflect that policy has been deleted. Amend to: Accessing jobs and services is fundamental to a good quality of life. Appendix 3 to this Plan includes a summary of the issues with public transport in the parish. In the public consultations, a frequently mentioned issue with public transport was that timetables and/or destinations are unsuitable for most stakeholders’ working and travel patterns. It is not possible to have a policy on this issue so the theme has been developed in Section 10.3.5 of the Plan where Project 8 is established.	Para 3.6.4 36
89	That the policy be deleted.	11, 43
	Amend supporting text to reflect the policy has been deleted. Amend to: The issue of traffic is of major importance to the local community and one which ranks as a top priority to be addressed. The parish is fortunate to have volunteers who, by using a sophisticated Black Cat device, have managed to uncover considerable information on village traffic. A short report on the results of the work is available in Appendix 2 to this Plan. It shows that the majority of traffic exceeds the speed limit through the 30 mph zone. It is not possible to have a policy on this issue so the theme has been developed in Section 10.2.1 of the Plan where Project 2 is established.	Para 4.3.2 41
105	Delete” which have undergone an independent capacity check of the parish service system by a qualified professional” After “improvements required” insert “to the sewer network and identified by Southern Water” Delete the remainder of the policy after the first sentence.	12, 47
106	That the policy be deleted.	13, 48
	Amend supporting text to reflect that policy has been deleted. Amend text to: Most of the parish is not at risk from fluvial flooding but, because of the underlying geology, is at risk from localised surface water flooding. It is important that new developments do not add to the problem but there is no need for a specific policy in the Plan as the matter is covered by Design Code	Para 4.3.5 47

	3.3.7 plus Rother policies and will shortly be covered by national law.	
107	That the policy be deleted.	I4, 50
	Amend supporting text to reflect the policy has been deleted. Amend text to: A reliable power supply is essential to modern living both from the wellbeing and economic viewpoints. However, Peasmarsh – in common with many rural areas – experiences frequent supply disruptions and outages largely due to the lack of a ring network because of the expense of maintaining one. That has a knock-on effect on other utilities. It is not possible to have a policy on this issue so the theme has been developed in Section 10.3.3 of the Plan where Project 7 is established.	Para 4.3.6 49
109	Delete the first paragraph.	I5, 51
111	Replace the wording with “Where there is a capacity issue in respect of infrastructure and other services, which are identified as being necessary to enable the development to be acceptable in planning terms, developers will be expected to provide or fund the necessary capacity improvements before the development is either commenced or occupied, as appropriate, and this shall be required to be delivered either by a planning condition or planning obligation which meet the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010.”	I6, 52
112	That the policy be deleted.	I7, 54
	Amend supporting text to reflect the policy has been deleted. Amend text to: Education is recognised as a basic human right by the United Nations and good educational facilities are a fundamental requirement of civilisation. Peasmarsh has good pre-school and primary facilities but children must go further afield for secondary education. Transport is an issue, as is a lack of six-form facilities in the nearest East Sussex schools. It is not possible to have a policy on this issue so the theme has been developed in Section 10.5.1 of the Plan where Project 11 is established.	Para 4.4.2 52
116	Replace “use classes E9a), E9b), E(c) and E(g)” with “Use Class E” At end insert “Developments falling within Use Classes B2 and B8 will also be supported in limited circumstances, provided that the scale of development is appropriate to the location and particular use is appropriate to a rural parish within an AONB”	E1, 58
118	At the start of the first paragraph, insert “Where planning permission is required,”	E2, 58

	In the second paragraph replace the text up to “will be supported” with “Proposals to create workspace that involve the use of part of a residential building, the erection of small-scale freestanding buildings within the curtilage of a dwelling, extensions to a domestic building or the conversion of outbuildings within the curtilage of the dwelling”	
120	After “or other buildings” insert “or the construction of well-designed new buildings”  At the start of the first bullet, insert “in the case of traditional historic farm buildings”	E3, 60
121	Replace the first paragraph with “Proposals relating to tourism facilities and activities that are in keeping with the rural character of the parish, in terms of scale and location, will be supported when they have regard to the conservation of the High Weald AONB and comply with relevant policies of the local plan and accord with the following requirements”	E4, 60
124	Delete the last sentence in the first paragraph.	H1, 69
127	Delete the first paragraph.  At the start of the second paragraph, delete “In all cases” and insert “In the case of development for affordable housing sites delivered in accordance with RDC Policy LHN4”	H2, 69
123	At the start of the first bullet, insert “in the case of traditional historic farm buildings”	H3, 70
128	That the policy be deleted.	S1, 78
	Amend supporting text to reflect the policy has been deleted.  Amend text to:  Several factors need to be considered in deciding permitted development size : the opinions of stakeholders, the requirements of national policy and regulation [NPPF and associated PPG] and the more specific requirements of the HWMP.  The overwhelming view of stakeholders was that they wanted small scale development – both in terms of overall numbers and in the size of developments.  It is not possible to have a policy on this issue so the theme has been developed in Section 10.1 of the Plan.	Para 7.4, 75
139	Replace “sites” with “site”  Replace the rest of the policy after the first sentence with “Orchard Way- up to 5 dwellings”	S2, 86

<p>148</p>	<p>Amend Figure 7.3 by removing the boundary extension at Cornerways</p> <p>In the first sentence delete “Subject to RDC approval”.</p> <p>Delete the second sentence of the first paragraph.</p> <p>In the final paragraph, replace “agricultural conversions” insert “conversions of rural buildings, one for one replacement and agricultural or rural workers’ dwellings”</p>	<p>S3, 87</p>
<p>151</p>	<p>In the first paragraph replace “meet” with “capable of meeting”</p>	<p>D3, 96</p>
<p>154</p>	<p>Delete the first sentence.</p>	<p>D4, 98</p>