

Crowthorne 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.

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 photographs.

The Design Guide is particularly effective and well-presented.

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. There is also a specific question for Bracknell Forest 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 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.

Questions for the Parish Council

Policy CR7

I saw the raised topography of the Character Area as part of my visit and the various views. However, have the views loosely referenced in criterion i. been specifically identified?

Policy CR8

I can see that the context and background to the 500 m Gap included in criterion iv is addressed in paragraph 5.22. However, should this matter be considered only in the text as key parts of the 500m gap are outside the neighbourhood area?

In a wider sense paragraph 5.22 comments about the relationship between Policy CR8, Core Policies CR7 and CR9 and Policy SA5 of the Sites Allocations Local Plan. However, the final part of the paragraph suggests that the work on the Design Guide has been overtaken by the work on the Allocations Plan. I saw that work has now started on the residential development

In this wider context:

- is the policy in general conformity with Policy SA5 of the Site Allocations Local Plan?
- If so, should it make a more explicit reference to the principles of that policy and the extent to which it intends to add distinctive local value?

In paragraph 5.22 was the '23' at the beginning of the third sentence intended to be the start of the otherwise missing paragraph 5.23?

Policy CR9

In the second paragraph of the policy three requirements are identified to achieve support for new development and alterations to existing buildings.

What is the purpose of the first requirement? Would it have any significance for the majority of proposals which might arise in the Plan period? For example, how would it apply to proposals for the change of use of an existing building?

In any event is the issue of the public realm already adequately addressed in the penultimate paragraph of the policy?

Does the penultimate paragraph of the policy intend either to support or require wider enhancements to the High Street? As I read this element of the policy its focus is on developers agreeing any such works with the Parish Council.

If this is the intention should this part of the policy become supporting text?

Policy CR10

The final part of the policy resists the loss of existing shops in Station Parade. Is this approach too prescriptive?

What specific harm would arise from (for example) the opening of additional restaurants in this rather specialised shopping parade?

Policy CR11

Should the Broadmoor designation be identical to that in the Bracknell Forest Policies Map?

Questions for the Bracknell Forest Council

What is the current position with the emerging Local Plan 2036?

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:

- Bracknell Forest Council's assertion that several of the policies are ambiguous and will be difficult to implement through the development management process?
- Bracknell Forest Council's observations on Policy CR13

Protocol for responses

I would be grateful for responses and the information requested by 8 January 2020. 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 Bracknell Forest Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

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Independent Examiner

Crowthorne Neighbourhood Development Plan.

9 December 2019