

## **Fulbourn 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 relationship between the objectives of the Plan and its policies is very clear. This provides a robust structure for the Plan.

The presentation of the Plan is excellent. The difference between the policies and the supporting text is very clear. The Plan makes good use of various maps.

The Plan is underpinned by an excellent range of background documents. The six Evidence Papers are particularly helpful and directly inform key policies in the Plan.

#### ***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.

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 FUL1***

The Important Visual Gap and Important Countryside Frontages are distinctive components of the Plan. However, to what extent does the Parish Council consider that they add distinctive value to national and local planning policies which apply in the Green Belt?

The boundaries of the Important Visual Gap do not appear to follow natural or man-made boundaries. Two questions arise as follows:

- was this approach intentional and if so for what purpose?
- how would the District Council be able to implement the policy with clarity throughout the Plan period without any clear definition of the boundaries of the Gap?

I saw the significance of the Locally Important Views during my visit. Did the Parish Council consider preparing a policy which was more positively-worded and required

that any development proposals were designed to take account of the identified views?

#### *Policy FUL3*

The connected Green Infrastructure Network is an interesting and distinctive concept. However, Parts 1 and 3 of the policy read as a community project rather than a land-use policy.

Part 2 of the policy is effectively a safeguarding policy which will work best where it is clear that the Network has been or will be implemented.

Does the Parish Council have any comments on these matters?

Does the Parish Council have any assurance that the Network will be implemented in the Plan Period and/or that a management plan is in place to achieve this outcome?

#### *Policy FUL4*

The second part of the policy requires that 'consideration' should be given to a series of matters. Is this intended to require that developments incorporate such features?

The fourth part of the policy reads as a statement rather than as a policy. Is it intended proposals put such measures in place?

#### *Policy FUL5*

The work on Local Green Spaces (LGS) is commendably underpinned by Evidence Paper 3.

However, to what extent has the wider process assessed the added value of LGS designation for proposed LGS B, C and D over and above the protection provided by their location in the Green Belt (see Planning Policy Guidance ID: 37:010:20140306)?

#### *Policies FUL6/7/8/11*

These policies are an excellent local response to the NPPF 2021 on design matters.

#### *Policy FUL9*

Should the policy also refer to the site area of development so that it has regard to the approach taken in the NPPF?

The fourth part of the policy reads as an explanation of the implementation of the policy rather than as a policy in its own right. I am minded to recommend that it is repositioned to the supporting text. Does the Parish Council have any comments on this proposition?

#### *Policy FUL10*

Does this policy add any distinctive value to the approach already included in the adopted Local Plan?

*Policy FUL12*

Does this policy add any distinctive value to the approach already included in the adopted Local Plan?

*Policy FUL14*

Does the first part of this policy add any local value to the approach already included in the adopted Local Plan?

Is the proposed extension of the Recreation Ground practicable given the approach taken by the landowner?

The third part of the policy reads as an explanation of the implementation of the policy rather than as a policy in its own right. I am minded to recommend that it is repositioned to the supporting text. Does the Parish Council have any comments on this proposition?

*Policy FUL15*

The third part of the policy reads as an explanation of the implementation of the policy rather than as a policy in its own right. I am minded to recommend that it is repositioned to the supporting text. Does the Parish Council have any comments on this proposition?

*Policy FUL16*

I acknowledge that the policy comments about 'where appropriate'

However, will it be practicable or reasonable for development to deliver Part 1e of the policy?

**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 the representations made by:

- Cambridgeshire and Peterborough NHS Foundation Trust;
- Castlefield International Limited;
- Ely Diocesan Board of Finance;
- Hill Residential;
- Janus Henderson Property UK PIAF; and
- KG Moss Will Trust and Moss Family

The District Council suggests several detailed modifications and refinements to various policies. Does the Parish Council have any comments on these suggestions?

***Protocol for responses***

I would be grateful for responses and the information requested by 8 March 2022. 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 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

Fulbourn Neighbourhood Development Plan.

14 February 2022