

Changes between the Review Submission Version (Oct 2024) of the Crowhurst Neighbourhood Development Plan (CNDP) and the Final Version CNDP Review (Mar 2025)

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. Others are based on feedback from the Reg16 consultation. Minor changes, related to formatting and grammatical changes have not been listed.

New text is highlighted in bold, text to be deleted is struck through.

Location	Examiner modifications or Submission Plan text	Final Plan text
Title page	Review submission version Oct 2024	Review Final Version Mar 2025
Title	Crowhurst Neighbourhood Plan	Crowhurst Neighbourhood Plan Review
P2 Header	Crowhurst Neighbourhood Development Plan Review Submission Version Oct 2024	Crowhurst Neighbourhood Development Plan Review Submission Final Version Oct 2024 Mar 2025
P3		<u>Updated date on Foreword</u>
P8 1.0	What has changed from the Made Neighbourhood Plan	What has changed from in the Made Neighbourhood Plan Review
P8 1.0.1	Policy CE5 - Blue Infrastructure: Included the need to monitor water quality.	Policy CE5 - Blue Infrastructure: Included the need to monitor water quality where appropriate
	POLICY CF3 - Local Green Spaces: New proposed green space (Muriel's Meadow) added.	POLICY CF3 - Local Green Spaces: New proposed green space Local Green Space (Muriel's Meadow) added.
P9	POLICY CC2 - Infrastructure: Points about energy efficiency standards, renewable energy and electric vehicle charging points have been added	POLICY CC2 - Infrastructure: Points about energy efficiency standards and renewable energy and electric vehicle charging points have been added.
P9	POLICY CC3 - Renewables: New policy added giving criteria for different types of non-domestic renewable energy.	POLICY CC3 - Renewables: New policy added giving criteria guidance for different types of non-domestic renewable energy.

	APPENDIX 4: Link to Biodiversity Audit has been added. Local Green Space description has been updated with the proposed new LGS	APPENDIX 4: Link to Biodiversity Audit has been added. Local Green Space description has been updated with the new proposed LGS
	Modification 1: <u>The text of the Review Plan to be amended as set out and explained in paragraph 4.3 of this 2025 examination report of the CNDP Review. Amendments also to be made as required elsewhere to make it clear when the original CNDP is referred to, and when it is the current Review document referred to.</u>	<u>Various changes have been made to make it clear when the original CNDP is referred to, and when it is the current Review document referred to.</u>
P9, 1.1.1	This document was originally drafted in response to Rother District Council's (RDC) Local Plan with...	This document The Crowhurst Neighbourhood Development Plan 2019 (CNDP2019) was originally drafted in response to Rother District Council's (RDC) Local Plan with...
P9, 1.1.2	Crowhurst Parish Council took the decision to produce a Neighbourhood Plan at its meeting on 5 th October 2015 following the Government's publication of the Localism Act in 2011.	Crowhurst Parish Council took the decision to produce a Neighbourhood Plan the CNDP2019 at its meeting on 5 th October 2015 following the Government's publication of the Localism Act in 2011.
P9, 1.1.3	Crowhurst Parish Council has developed this NDP by working with a Steering Group of interested villagers who volunteered to assist in guiding the development process. The Plan has been developed via an iterative process, initially by the Steering Group followed by a wider community consultative process under part 5 of the Neighbourhood Planning (General) Regulations 2012	Crowhurst Parish Council has developed this CNDP the CNDP2019 by working with a Steering Group of interested villagers who volunteered to assist in guiding the development process. The Plan has been was developed via an iterative process, initially by the Steering Group followed by a wider community consultative process under part 5 of the Neighbourhood Planning (General) Regulations 2012....
P9, 1.1.4	If passed at a local referendum, the CNDP will be adopted by Rother District Council as the plan which must be used in law to determine planning applications in the Parish; it will become part of the Development Plan alongside the District Council's Local Plan.	If passed at a local referendum, the CNDP will be adopted by Rother District Council as the plan which must be used in law to determine planning applications in the Parish; it will become part of the Development Plan alongside the District Council's Local Plan. The CNDP2019 was passed at referendum and Made by

		RDC in July 2019. It therefore became part of the Development Plan, alongside RDC's Local Plan.
P9, 1.1.5		<u>New paragraph added</u> In 2023, Crowhurst Parish Council agreed to fund a review of the CNDP2019 to update policies and incorporate a Design Guide. This document (CNDP Review) is the outcome.
P10, 1.2.1	...It embraces policies to deliver the homes and jobs needed in the area, over a 17-year time period (2011 - 2028), as well as supporting development and infrastructure.	...It embraces policies to deliver the homes and jobs needed in the area, over a 17-year time period (2011 – 2028) as well as supporting development and infrastructure. The CNDP Review is examined against the 2011-2028 Local Plan.
P10, 1.2.4	The Development and Sites Allocation (DaSA) document sets out more detailed 'development policies' for certain topics to assist in determining proposals and to identify specific 'site allocations' for development	The Development and Sites Allocation (DaSA) document, adopted in Dec 2019 , sets out more detailed 'development policies' for certain topics to assist in determining proposals and to identify specific 'site allocations' for development....
P10, 1.2.5	The housing development target for the District as a whole is for at least 5,700 new homes to be built over the plan period. The majority, some 3,100, are expected to be at Bexhill, with 475-500 extra dwellings at Battle, 355-400 dwellings at Rye, at least 100 dwellings on the fringes of Hastings and 1,670 dwellings across villages, a minimum of 20 of which are designated for our village of Crowhurst.	The housing development target for the District as a whole is for at least 5,700 new homes to be built over the plan period. The majority, some 3,100, are expected to be at Bexhill, with 475-500 extra dwellings at Battle, 355-400 dwellings at Rye, at least 100 dwellings on the fringes of Hastings and 1,670 dwellings across villages, a minimum of 20 of which are designated for our village of Crowhurst. In the 2011-2028 Local Plan, the housing development target for the whole District was for at least 5,700 homes. Of this, a minimum of 20 new dwellings were designated for Crowhurst. As that Plan is now over 5yrs old, RDC must use the Government's Local Housing Need figures, calculated using the standard method set out in national planning practice guidance, as the starting point for housing development targets and in preparing its new Local Plan

P11, 1.2.6	The DaSA was adopted in Dec 2019, several months after the CNDP was adopted.	<u>Removed as now mentioned in para 1.2.4</u>
P11, 1.2.7	An emerging Local Plan to cover the period 2020-2040 is currently being consulted on, with an expected adoption date of 2026. This will replace the adopted Core Strategy and DaSA and has updated policies and housing numbers across the District. The potential housing numbers for Crowhurst in the new Local Plan have been increased. Although the reviewed CNDP will be examined against the current Local Plan (2011-2028), the policies in the draft Local Plan (2020-2040) as published for the Reg 18 consultation, have been taken into account.	<u>Para changed to 1.2.6</u> An emerging Local Plan to cover the period 2020-2040 is currently being consulted on, with an expected adoption date of 2026 has had its Reg18 consultation. This will replace the adopted Core Strategy and DaSA and has updated policies and housing numbers across the District. The potential housing numbers for Crowhurst in the new Local Plan have been increased. In the Reg18 version of the emerging Local Plan, the potential housing numbers for Crowhurst have been increased. Although the reviewed CNDP will be is examined against the current Local Plan (2011-2028), policies in the draft Local Plan (2020-2040) as published for the Reg 18 consultation, have been taken into account.
P11, 1.3.3	The Government National Planning Policy Framework (NPPF), published in March 2012 and taking immediate effect, states	The CNDP2019 was examined against the Government National Planning Policy Framework (NPPF), published in March 2012 and taking immediate effect , which states:
P12, 1.3.4	A revised NPPF was published in July 2018 and updated in Feb 2019. The transitional arrangements for local plans and neighbourhood plans are set out in paragraph 214, which provides “The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019”.	A revised NPPF was published in July 2018 and updated in Feb 2019. The transitional arrangements for local plans and neighbourhood plans are set out in paragraph 214, which provides “The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019.” Since the CNDP2019 was Made, there have been several revisions to the NPPF. Transitional arrangements (given in NPPF2024 Annex 1 para 239) state that the CNDP Review will be examined against the NPPF published in Dec 2023 as it was submitted to RDC before March 2025. In NPPF 2023, paragraph numbers have been amended but the core idea that

		“Neighbourhood planning gives communities the power to develop a shared vision for their area” remains.
P12, 1.3.5	Further revisions (2021 and 2023) have amended paragraph numbers but the core idea that “Neighbourhood planning gives communities the power to develop a shared vision for their area.” remains.	<u>Removed as amalgamated into 1.3.4</u>
P13, 1.4.2	All NDPs are subject to both an independent examination and referendum – needing to receive 50% or more of vote share – as well as being in “general conformity” with the Local Plan (in Crowhurst’s case, Rother District Council’s Core Strategy). Having been accepted and ratified by a referendum, the Neighbourhood Development Plan becomes part of the Local Development Framework (LDF) and has legal weight as a statutory document.	All NDPs are CNDP2019 was subject to both an examination and referendum – needing to receive 50% or more of vote share – as well as being in “general conformity” with the Local Plan (in Crowhurst’s case, Rother District Council’s Core Strategy). Having been accepted and ratified by a referendum, the Neighbourhood Development Plan becomes part of the Local Development Framework (LDF) and has legal weight as a statutory document.. It passed this with a 92% Yes vote and became part of the Local Development Framework in July 2019. It was agreed by all parties that the CNDP Review, whilst containing material changes, did not significantly alter the nature of the CNDP2019 and therefore does not need to go to referendum. The CNDP Review can be made once the examination report is accepted and any modifications proposed are incorporated.
P13, 1.5.1	The Crowhurst Neighbourhood Plan Steering Group originally prepared this plan to cover the period 2018 – 2028 in line with Rother District Council’s Local Plan timeframe. It sets out specific policies and proposals for the use and development of land in the Area shown below over this plan period. The review of the Plan has let the original Plan dates.	The Crowhurst Neighbourhood Plan Steering Group originally prepared this plan the CNDP2019 to cover the period 2018 – 2028 in line with Rother District Council’s Local Plan time frame. It sets out specific policies and proposals for the use and development of land in the Area shown below over this plan period. The review of the plan CNDP Review has let kept the same dates.

P13, 1.6.2	In November 2015, it was confirmed by the District Council that, in accordance with the Neighbourhood Planning Regulations 2012, the marked area shown on map D1 (being that of the Parish boundary) was formally designated as the Crowhurst Parish Neighbourhood Plan Area.	In November 2015, it was confirmed by the District Council that, in accordance with the Neighbourhood Planning Regulations 2012, the marked area shown on map D1 (being that of the Parish boundary) was formally designated as the Crowhurst Parish Neighbourhood Plan Area. The CNDP Review has not altered the designated area.
P15, 1.7.2	Rother District Council, as the local planning authority, issued a screening opinion in January 2017 for the Crowhurst Neighbourhood Development Plan. The opinion states that neighbourhood development plans are subject to a SEA under the European Union (EU) Directive 2001/42 if they intend to make land allocations or are in particularly sensitive areas. One of the basic conditions tested was whether the making of the NDP is compatible with EU obligations (including under the Strategic Environmental Assessment Directive)	Rother District Council, as the local planning authority, issued a screening opinion in January 2017 for the Crowhurst Neighbourhood Development Plan. The opinion states that neighbourhood development plans are subject to a SEA under the European Union (EU) Directive 2001/42 if they intend to make land allocations or are in particularly sensitive areas. One of the basic conditions tested was whether the making of the NDP is compatible with EU obligations (including under the Strategic Environmental Assessment Directive) Rother District Council, as the local planning authority, issued a Strategic Environmental Assessment and Habitat Regulations Assessment screening opinion for the CNDP Review in January 2025. This stated that the CNDP Review does not alter the SEA or HRA outcomes or incur additional impacts and therefore that a review of the 2018 SEA or HRA Report is not needed.
P15, 1.7.3	Crowhurst's Neighbourhood Development Plan, as part of this screening, was deemed by Rother District Council to require a SEA for the following reasons:	Crowhurst's Neighbourhood Development Plan, as part of this screening, CNDP2019 CNDP2019 was deemed by Rother District Council, in its screening opinion of January 2017 , to require a SEA for the following reasons:
P15, 1.7.4	The screening opinion by RDC enabled a number of SEA objectives to be formed and provided the framework for the assessment of the preferred plan against reasonable alternatives. The CNDP has been prepared to provide a positive and sustainable context for new development	The screening opinion by RDC enabled a number of SEA objectives to be formed and provided the framework for the assessment of the preferred plan against reasonable alternatives. The CNDP has been CNDP2019 was prepared to provide a positive and sustainable context for new development whilst protecting the

	<p>whilst protecting the special qualities of the Parish area including its invaluable landscape, wildlife and natural and built environment. This objective has been integral to the preparation process from the very start to ensure any new allocations and policies can preserve and enhance this special environment whilst recognising there is always some impact of development, even in the early stages and thus the plan seeks to ensure any impacts can be mitigated or avoided. It can be seen that the plan will deliver 30 new homes over the plan period, which is in excess of the minimum RDC Core Strategy allocation but this will deliver market and affordable homes in a sustainable manner. At a strategic scale this is relatively minor development and will have little impact beyond the immediate site area and their localities. However, the above assessment shows the preferred strategy is the most appropriate having regard to minimising environmental effects having regard to the reasonable alternatives. Thus, the assessment demonstrates there are no significant effects on the environment as a result of the plan and any impacts can be adequately mitigated. A summary of the effects of the plan are shown below.</p>	<p>special qualities of the Parish area including its invaluable landscape, wildlife and natural and built environment. This objective was integral to the preparation process from the very start to ensure any new allocations and policies preserved and enhanced this special environment whilst recognising there is always some impact of development, and thus sought to ensure any impacts could be mitigated or avoided. It can be seen that the plan will CNDP2019 aimed to deliver 30 new homes over the plan period, which is in excess of the minimum RDC Core Strategy allocation but this will would deliver market and affordable homes in a sustainable manner. At a strategic scale this is relatively minor development and will have little impact beyond the immediate site area and their localities. However, the above SEA assessment shows the preferred strategy is the most appropriate in order to minimise environmental effects. Thus, the assessment demonstrates there are no significant effects on the environment as a result of the plan and any impacts can be adequately mitigated. A summary of the effects of the plan are shown below. This is valid for both the CNDP2019 and the CNDP Review.</p>
P18, 1.8.1	<p>The village's Neighbourhood Development Plan, whilst owned by the Crowhurst Parish Council as a legal entity, has been created by Crowhurst residents actively interested in the Plan. The Crowhurst Neighbourhood Planning Group was subject to a defined Terms of Reference (ToR) with the following roles and responsibilities</p>	<p>The village's Neighbourhood Development Plan, whilst owned by the Crowhurst Parish Council as a legal entity, has been created by Crowhurst residents actively interested in the Plan. The Crowhurst Neighbourhood Planning Group, which created the CNDP2019, was subject to a defined Terms of Reference (ToR) with the following roles and responsibilities</p>

P20, 1.8.3	The Crowhurst Neighbourhood Plan Advisory and Monitoring Group, set up after the Plan was adopted in 2019, was renamed the Crowhurst Neighbourhood Plan Monitoring and Review Group in order to carry out the review of the Neighbourhood Plan. This was made up of Parish Councillors and interested residents	The Crowhurst Neighbourhood Plan Advisory and Monitoring Group, set up after the Plan was adopted in 2019, was renamed the Crowhurst Neighbourhood Plan Monitoring and Review Group (CNPMRG) in order to carry out the review of the Neighbourhood Plan. This document, the CNDP Review, was developed by them. This The CNPMRG was made up of Parish Councillors and interested residents.
P20, 1.9.1	The following diagram represents the timeline of this plan for Crowhurst and is a summary of key events from a comprehensive project plan. The CNDP was adopted in July 2019 after a 92% Yes vote at referendum. A Design Guide was then produced and, with agreement from the Parish Council in 2023 to fund a review, this has been incorporated into the CNDP along with updating of policies.	The following diagram represents the timeline of this plan for the CNDP2019 and is a summary of key events from a comprehensive project plan. The CNDP 2019 was adopted in July 2019 after a 92% Yes vote at referendum. A Design Guide was then produced and, with agreement from the Parish Council in 2023 to fund a review, this has been incorporated into the CNDP Review , along with updating of policies. The timeline for the CNDP Review can be seen as part of the CNDP Review Reg14 Consultation Statement. The CNDP Review pre-submission for Reg14 was in Nov 2024, with the Submission version going to RDC in Oct 2024, after policies were checked against the Reg18 version of the emerging Local Plan.
P24, 2.3.4	Possibly due to the lack of other public transport, Crowhurst has a higher than average number of households with 2 or more cars (58% compared to the Rother average of 42%). Parking provision (or current lack in some places) was cited as an important concern to residents in surveys	Possibly due to the lack of other public transport, Crowhurst has a higher than average number of households with 2 or more cars (58% compared to the Rother average of 42% in 2021 census data). Parking provision (or current lack in some places) was cited as an important concern to residents in surveys
P25, 2.6.1	Crowhurst has a higher number than the Rother average of self-employed people covering a wide range of industries.	Crowhurst has a higher number than the Rother average of self-employed people covering a wide range of industries. <u>Added footnote</u>

		Based on 2021 census data via ESIF for Rother 006E area on Economic Activity
P25, 2.6.2	Crowhurst does have a high level of residents working in professional and skilled trade jobs.	Crowhurst does have a high level of residents working in professional and skilled trade jobs (2021 census data) .
P25, 2.7.1	Possibly tied in with the higher number of people working in skilled jobs is the fact that Crowhurst has a high percentage of residents educated to degree level or higher (36% compared to 25% in Rother).	Possibly tied in with the higher number of people working in skilled jobs is the fact that Crowhurst has a high percentage of residents educated to degree level or higher (36% compared to 25% in Rother 39% compared to 30% in Rother based on 2021 census).
P31, 4.0.1	... Within Rother's plan, Crowhurst is expected to contribute a minimum of 20 new homes from planned housing developments...	... Within Rother's plan, Crowhurst is was expected to contribute a minimum of 20 new homes from planned housing developments...
P31, 4.0.3	In order to do this the CNDP Team has taken some time to try and understand both people's needs and which characteristics of the village are important. The importance of the environment around Crowhurst has been flagged up from the start of the process. We have also considered other issues such as how amenities could best be improved and what people's housing needs are likely to be over the coming years.	In order to do this the CNDP Team has taken took some time to try and understand both people's needs and which characteristics of the village are important. The importance of the environment around Crowhurst has been was flagged up from the start of the process. We have also considered other issues such as how amenities could best be improved and what people's housing needs are were likely to be over the coming years.
P31, 4.0.4	The CNDP Team has engaged with the community through street champions, workshops, discussions, surveys ¹ , exhibitions, and a website - all with continual feedback - to gain as much information as possible. We have liaised with other parishes and local authorities.....	The CNDP Team has engaged with the community through street champions, workshops, discussions, surveys ² , exhibitions, and a website - all with continual feedback - to gain as much information as possible. We have liaised with other parishes and local authorities....
P31, 4.0.5	Specialist advisors were employed covering: planning technicalities, landscape considerations and architectural and environmental character assessments, to ensure we	Specialist advisors were employed covering: planning technicalities, landscape considerations and architectural and environmental character assessments, to ensure we can could

¹ <https://www.crowhurstpc.co.uk/neighbourhoodplan/archives>

² <https://www.crowhurstpc.co.uk/neighbourhoodplan/archives>

	can identify practical and compliant, yet sympathetic, development solutions	identify practical and compliant, yet sympathetic, development solutions
P32, 4.0.6	... We have concluded with a final shortlist of viable development sites	... We have concluded with a final shortlist of viable development sites which are the same in the CNDP Review.
P32, 4.0.7	Feedback has helped inform the distribution of houses across these viable sites, preferred sizes, density and types and styles of houses the CNDP should aim to provide. Surveys have indicated a preference for mixed housing size, mostly 1 to 3 bedroom, semi-detached type houses. Census data confirms that Crowhurst has a particular deficit of small (1 or 2 bedroom) properties...	Feedback has helped inform the distribution of houses across these viable sites, preferred sizes, density and types and styles of houses the CNDP should aim to provide. Surveys have indicated a preference for mixed housing size, mostly 1 to 3 bedroom, semi-detached type houses. Census data confirms confirmed that Crowhurst has a particular deficit of small (1 or 2 bedroom) properties.....
P32, 4.0.8	...The CNDP team has taken some time to identify preferable characteristics of the built environment and produced the Crowhurst Design Guide to guide future development....	...The CNDP team has taken some took time to identify preferable characteristics of the built environment and produced the Crowhurst Design Guide to guide future development....
P32, 4.0.10	We have carefully reviewed existing development boundaries and the Strategic Gap which limits the expansion of Hastings into surrounding countryside areas has been carefully reviewed by Rother DC and can be seen in the DaSA.....	We have carefully reviewed existing development boundaries and the Strategic Gap, which limits the expansion of Hastings into surrounding countryside areas, has been was carefully reviewed by Rother DC and can be seen in the DaSA.....
P33, 4.0.11	... To ensure this, we have undertaken character and landscape assessment work and identified acceptable baseline schemes for each development site. We have developed extensive environmental and heritage protection policies....	... To ensure this, we have undertaken undertook character and landscape assessment work and identified acceptable baseline schemes for each development site. We have developed extensive environmental and heritage protection policies...
P33, 4.0.12	The Crowhurst Landscape Character, Sensitivity and Capacity Assessment (CLCSCA) has also identified areas in Crowhurst that help form the rural character of the village....	The Crowhurst Landscape Character, Sensitivity and Capacity Assessment (CLCSCA) has also identified areas in Crowhurst that help form the rural character of the village...

P41, 4.2.4.2	<p>As can be seen on the proposals map, the High Weald National Landscape (HWNL) - formerly known as the High Weald Area of Outstanding Natural Beauty (AONB) - includes most of the northern and central part of the Parish, with the village landscape being characteristic of the HWNL and the special qualities of the landscape as set by the High Weald (AONB) Management Plan 2024-2029 (or subsequent versions). The southern part of the village falls outside the HWNL, but nevertheless forms part of the setting to the HWNL and in most cases retains the wider characteristics of the designated HWNL.</p> <p>4.2.4.2 The High Weald Management Plan defines five key features of the High Weald landscape, all of which are present in Crowhurst and remain in good condition, and are largely unaltered. These are;</p> <p>Geology, Landform, Water Systems and Climate - Crowhurst lies within a valley formation and sits within a ridged and faulted landscape with rolling hills with a number of principle streams such as Powdermill Stream, Brokes Gill along with a network of other watercourses which cut through the valley landscape.</p> <p>Settlement – Crowhurst is a dispersed agricultural settlement, which has evolved according to historic development in agriculture, industry and other historic events such as the railway. The village retains this dispersed character and this is</p>	<p>As can be seen on the proposals map, the High Weald National Landscape (HWNL) - formerly known as the High Weald Area of Outstanding Natural Beauty (AONB) - includes most of the northern and central part of the Parish, with the village landscape being characteristic of the HWNL as described by the High Weald (AONB) Management Plan 2024-2029 (or subsequent versions). The southern part of the village falls outside the HWNL, but nevertheless forms part of the setting to the HWNL and in most cases retains the wider characteristics of the designated HWNL.</p> <p>4.2.4.2 The High Weald Management Plan defines five key features eight core character components of the High Weald landscape, all of which are present in Crowhurst and remain in good condition, and are largely unaltered. These are:</p> <p>Geology, Landform, Water Systems and Climate Natural Systems - Crowhurst lies within a valley formation and sits within a ridged and faulted landscape with rolling hills with a number of principle streams such as Powdermill Stream, Brokes Gill along with and a network of other watercourses which cut through the valley landscape.</p> <p>Settlement – Crowhurst retains its dispersed character agricultural settlement, which has evolved according to historic development in agriculture, industry and other historic events such as the railway. The village retains this dispersed character and this It is largely unaltered through by more modern development.</p> <p>Routeways - The village has a number of historic routeways which remain in use and unaltered, including the main vehicular routes through the village, and others that</p>
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	<p>largely unaltered through more modern development</p> <p>Routeways - The village has a number of historic routeways which remain in use and unaltered, including the main vehicular routes through the village, and others that remain in use as public footpaths throughout and around the village.</p> <p>Woodlands - The village has an abundance of woodland that frames the valley landscape, with areas such as Forewood, Quarry Wood and the other many pockets of ancient woodland that remain across the Parish Landscape.</p> <p>Field and Heath - The Parish follows the wider HWNL character with irregularly shaped fields, bounded by hedgerows, including those that remain in production around the built areas of the village. The river valley of Powdermill Stream remains tranquil and unaffected by urban form although this part of the valley is outside the HWNL.</p> <p>4.2.4.3 The area of the Parish outside the HWNL, still shares many of the characteristics of the HWNL. Crowhurst village itself presents significant HWNL character that is largely intact and unspoilt. Accessibility to this landscape for recreation brings health and well-being benefits. Having regard to the great weight placed upon the landscape and scenic beauty of National Landscapes, it is considered necessary to emphasise in policy terms the additional considerations required in such areas in order that such character is reinforced and enhanced in</p>	<p>remain in use as public footpaths throughout and around the village.</p> <p>Woodlands - The village has an abundance of woodland that frames the valley landscape, with areas such as many areas of ancient woodland including areas such as The Fore Wood and Quarry Wood and the other many pockets of ancient woodland that remain across the Parish Landscape.</p> <p>Fieldsapes and Heath - The Parish follows the wider HWNL character with irregularly shaped fields, bounded by hedgerows, including those that remain in production around the built areas of the village. The river valley of Powdermill Stream remains tranquil and unaffected by urban form although this part of the valley is outside the HWNL.</p> <p>Dark Night Skies – The Parish retains dark skies although it is impacted by some light pollution and is looking at applying for Dark Skies Certification. The CNDP Review incorporates a new policy on Dark Skies.</p> <p>Aesthetic and perceptual qualities – Residents can enjoy short and long views of the tranquil and rural Parish, much of which is still pastoral.</p> <p>Land-based economy and rural living – Crowhurst has roots extending back into history.</p> <p>4.2.4.3 The area of the Parish outside the HWNL, still shares many of the characteristics of the HWNL. Crowhurst village itself presents significant HWNL character that is largely intact and unspoilt. Accessibility to this landscape for recreation brings health and well-being benefits. Having regard to the great weight placed upon the landscape and scenic beauty</p>
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	<p>accordance with national and local policy. While Policy EN1 of the Core Strategy does mention the HWNL (formerly AONB), and the DaSA goes into more detail about developments within the HWNL, it is still considered necessary to include a specific policy within the CNDP in order that this is taken into account at a detailed level when planning applications are prepared. Whilst this policy is directed towards development within the HWNL as shown on the proposals map, development within the setting of the HWNL, will also be expected to take account of the policy criteria in minimising or mitigating impacts on the HWNL landscape.</p>	<p>of National Landscapes, it is considered necessary to emphasise in policy terms the additional considerations required in such areas in order that such character is reinforced and enhanced in accordance with national and local policy. While Policy EN1 of the Core Strategy mentions the HWNL (formerly AONB), and the DaSA goes into more detail about developments within the HWNL, it is still considered necessary to include a specific policy within the CNDP in order that this is taken into account at a detailed level when planning applications are prepared. Whilst this policy is directed towards development within the HWNL, as shown on the proposals map, development within the setting of the HWNL, will also be expected to take account of the policy criteria in minimising or mitigating impacts on the HWNL landscape.</p>
P44, 4.2.5.3	<p>Modification 2: <u>Para 4.2.5.3 to be amended to state that the minimum is 10%, but advise that 20% is encouraged and future Local Plan policy may require this.</u></p> <p>... It is mandatory for proposals to increase biodiversity net gain by at least 20% (or the higher of any subsequent regulations), calculated using the latest Biodiversity Net Gain (BNG) metric to ensure the special rural nature of the village is maintained and improved.....</p>	<p>... It is mandatory for proposals to increase biodiversity net gain by at least 10% (or the higher of any subsequent regulations or future Local Plan policy), calculated using the latest Biodiversity Net Gain (BNG) metric to ensure the special rural nature of the village is maintained and improved. However, a minimum of 20% improvement is encouraged to maintain the rural nature of the Parish...</p>
P45, Policy CE3	<p>Modification 2: <u>The first sentence of Policy CE3 to be amended as follows:</u></p> <p><i>"Any new development will be required to demonstrate that there will be a net gain in biodiversity of the site of at least 20% 10% or the higher of this and any subsequent strategic policy or regulations (bar allowed</i></p>	<p>Any new development will be required to demonstrate that there will be a net gain in biodiversity of the site of at least 10%, or the higher of this and any subsequent strategic policy or regulations (bar allowed exception sites), shown using the Biodiversity Net Gain (BNG) metric...</p>

	<i>exception sites), shown using the Biodiversity Net Gain (BNG) metric...."</i>	
P46, Policy CE3 2(i)	New development is expected to be supported by an initial ecological appraisal and CAVAT assessment in line with Rother DC policy and, if required, by further ecology surveys, having regard to the site context or type of development	New development is expected to be supported by an initial ecological appraisal and CAVAT assessment in line with Rother DC policy and, if required, by further ecology surveys, having regard to the site context or type of development;
P47, 4.2.6.1	The NPPF places significant protection on irreplaceable habitat such as Ancient Woodland, aged or veteran trees and also that valued landscapes and biodiversity is preserved and enhanced	The NPPF places significant protection on irreplaceable habitat such as Ancient Woodland, aged ancient or veteran trees and also that valued landscapes and biodiversity is preserved and enhanced
P48, Policy CE4	New development will only be supported where it does not adversely affect or result in the loss of natural features which are important from a landscape or ecological perspective. This can include, but not be limited to, Veteran and Aged Trees, Ancient Woodland, significant trees, hedgerows, watercourses and ponds	New development will only be supported where it does not adversely affect or result in the loss of natural features which are important from a landscape or ecological perspective. This can include, but not be limited to, Veteran and Aged Ancient Trees, Ancient Woodland, significant trees, hedgerows, watercourses and ponds
P50, Policy CE5 1	<u>Modification 3: Criteria 1 of Policy CE5 to be amended as follows:</u> <i>"1. No development will be permitted within identified flood zone areas 2 and 3, see CNDP Map 4, unless it can meet the relevant requirements of the other relevant policies of the development plan and the Planning Practice Guidance (or any subsequent guidance thereafter). Any Where appropriate, development that is allowed within, or immediately adjacent to, flood zones 2 and 3 must will be required to monitor water quality of nearby watercourses during and after development to ensure no pollution is caused;"</i>	No development will be permitted within identified flood zone areas 2 and 3, see CNDP Map 4, unless it can meet the relevant requirements of the other relevant policies of the development plan and the Planning Practice Guidance (or any subsequent guidance thereafter). Where appropriate, development that is allowed within, or immediately adjacent to, flood zones 2 and 3 will be required to monitor water quality of nearby watercourses during development to ensure no pollution is caused;

P63, Policy CB1 2	Any new housing development should be served by appropriate amenity space and connect well, using Active Travel England's design tools as appropriate, with the existing Village community, including through access to local footpaths so that active travel is encouraged.	Any new housing development should be served by appropriate amenity space and connect well, using for example , Active Travel England's design tools and best practice as appropriate, with the existing Village community, including through access to local footpaths so that active travel is encouraged.
P64, Policy CB1 6	New housing shall comply with the National Space Standards and Building for a Healthy Life standards. Due to the aging population of the Parish new housing must also meet the Accessible/Adaptable Dwelling standard M4(2) of the Building Regulations or any future review of these standards	New housing shall comply with the National Space Standards and Building for a Healthy Life standards. Due to the ageing population of the Parish new housing must also meet the Accessible/Adaptable Dwelling standard M4(2) of the Building Regulations or any future review of these standards and M4(3) – Wheelchair accessible dwellings, in line with RDC policies;
P64, Policy CB1	<u>Modification 4: Criteria 7 of Policy CB1 to be amended as follows:</u> <i>"...7 Development should not adversely affect the amenity of neighbouring properties in terms of massing, overlooking, loss of light or privacy or other overbearing impacts, including all forms of pollution by following County Council guidance;"</i> <u>Criteria 8 to be deleted.</u>	7. Development should not adversely affect the amenity of neighbouring properties in terms of massing, overlooking, loss of light or privacy or other overbearing impacts. Criteria 8 has been deleted Development must follow the other policies in the NP.
P69, 4.3.5.3The criteria used to assess the sites were:	The criteria used to assess the sites for the CNDP2019 were:
P70, 4.3.5.4	The CNDP site assessment process narrowed the potential sites down to five locations within the village....	The CNDP 2019 site assessment process narrowed the potential sites down to five locations within the village....
P87, 4.4.3.5	An ongoing challenge is sustainable transport connectivity to the wider area. Reference can also be made to ESCC Local Transport Strategy documents such as:	An ongoing challenge is sustainable transport connectivity to the wider area. Further information about the limited bus and rail options in the village can be found in Section 2.3. Reference can also be made to ESCC Local Transport Strategy documents such as:
P88, Policy CC2 1	Safe pedestrian and vehicular access and, where practicable, off-road pedestrian routes provided to the key parts of the village and public transport links to support active travel	Safe pedestrian and vehicular access and, where practicable, segregated or off-road pedestrian walking and wheeling routes provided to the key parts of the village and public transport links to support active travel;

P88, Policy CC2 5	<p>Modification 5: <u>Criteria 5 to be deleted and following criteria to be re-numbered as needed.</u></p>	<p><u>Criteria 5 removed and following criteria renumbered.</u></p> <p>New developments should provide electric vehicle charging points. There should be at least one charging point per dwelling for houses and for flats which have allocated car parking spaces. For flats which don't have an allocated parking space, provision needs to be made for a shared communal charging point. With regard to public car parking and residents' car parking (both on-street and off-street), long term consideration needs to be made, in co-operation with ESCC and Rother DC, for the provision of electric vehicle charging points</p>
P90, Policy CC3	<p>Modification 6: <u>Policy CC3 to be amended as follows:</u></p> <p><i>To help mitigate the causes and effects of climate change, the Parish welcomes various small-scale and community renewable energy initiatives that comply with the following requirements and guidelines are supported. These include solar panels and farms, wind turbines, farm-scale anaerobic digesters (ADs), air source heat pumps and ground source heat pumps. While the Parish generally supports renewable energy, adherence to certain criteria is necessary: General Requirements for Renewable Energy Projects should:</i></p> <ol style="list-style-type: none"> 1. <i>Improve biodiversity through measures such as wildflower meadows, enhanced native planting and provisions for bird/bat boxes and wildlife friendly habitats;</i> 2. Where possible and appropriate, provide ongoing benefits to the community or be community led; 	<p>To help mitigate the causes and effects of climate change, small-scale and community renewable energy initiatives that comply with the following requirements and guidelines are supported. These include solar panels and farms, wind turbines, farm-scale anaerobic digesters (ADs), air source heat pumps and ground source heat pumps.</p> <p>Renewable Energy Projects should:</p> <ol style="list-style-type: none"> 1.Improve biodiversity through measures such as wildflower meadows, enhanced native planting and provisions for bird/bat boxes and wildlife friendly habitats; 2. Where possible and appropriate, provide ongoing benefits to the community or be community led; 3.Avoid adverse environmental impacts on Ancient Woodland, protected areas and species, including noise, water, air and light pollution; 4.Not negatively affect important areas and views as indicated in CNDP Map 2; 5.Preserve and seek to enhance the landscape and scenic beauty of the High Weald National Landscape.

	<p>3. <i>Avoid adverse environmental impacts on Ancient Woodland, protected areas and species, including noise, water, air and light pollution;</i></p> <p>4. Should <i>not negatively affect important areas and views as indicated in CNDP Map 2;</i></p> <p>5. Should <i>preserve and seek to enhance the landscape and scenic beauty of the High Weald National Landscape</i></p> <p>Specific requirements for Guidelines for specific technologies:</p> <p>...Anaerobic digesters:</p> <ol style="list-style-type: none"> <i>ADs should be situated within existing farmsteads and appropriately screened to minimize visual impact;</i> <i>They should be designed at an appropriate scale to utilise onsite waste only and cater to onsite energy needs, so reducing the importation of fuel;</i> <i>Construction should prioritise the use of locally sourced materials;</i> <i>Odour management strategies should be implemented;</i> <i>Limitations on fuel transport and related vehicle movements should be considered. ...</i> 	<p>Guidelines for specific technologies:</p> <p>... Anaerobic digesters</p> <ol style="list-style-type: none"> ADs should be situated within existing farmsteads and appropriately screened to minimize visual impact; They should be designed at an appropriate scale to cater to onsite energy needs, so reducing the importation of fuel; Construction should prioritise the use of locally sourced materials; Odour management strategies should be implemented; Limitations on fuel transport and related vehicle movements should be considered. ...
P91, Policy CC3 Solar (1)	Solar farms should not be situated on Agricultural Grade 1,2,3a or 3b land to avoid hindering the potential for higher-grade crop cultivation	Solar farms should not be situated on Agricultural Grade 1,2,3a or 3b land to avoid hindering the potential for higher-grade crop cultivation;
P101, Map 3		<u>Map 3 – Local Green Spaces updated to include new LGS</u>

P106, Map 8		<u>Map 8 – Proposals Map updated to include new LGS</u>
P109, Appendix 4		<u>Crowhurst NP Examination Report CNDP Review Feb2025 added</u> <u>CNDP Review Basic Conditions Statement Oct24 added</u> <u>CNDP Review Reg14 Consultation Statement Oct24 added</u>