

Walpole Cross Keys Neighbourhood Development Plan Review

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 positive review of the made Plan. In addition, it sets a rounded vision for the neighbourhood area, and is underpinned by an associated package of objectives.

The presentation of the Plan is good. The difference between the policies and the supporting text is clear. In addition, the maps have been well-prepared.

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 able 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 2

I note that this policy has been revised to respond to Design Code 4 of the Walpole Cross Keys Design Codes and Guidance.

Policies 2 and 3

I note that this policy has been revised to respond to the housing needs identified in the Walpole Cross Keys Housing Needs Assessment 2023.

Policy 5

I note that this policy has been revised to respond to Design Code 4 of the Walpole Cross Keys AECOM Design Codes and Guidance. The detailed criteria in the policy are locally-distinctive

Policy 8

The policy takes a locally-distinctive approach which is underpinned by the Views Assessment.

Policy 9

This is a good policy which takes account of the dark skies environment in the neighbourhood area.

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

It would be helpful if the Parish Council responded to the representation made by the National Grid Electricity Transmission about its development of the Eastern Green Links 3 and 4 and the proposed new Walpole sub-station,

Protocol for responses

I would be grateful for responses to the questions by 23 February 2026. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If 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 Borough Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

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2 February 2026