

INDEPENDENT EXAMINATION OF THE CUDDINGTON NEIGHBOURHOOD PLAN

EXAMINER: BOB YUILLE Msc Dip TP MRTPI

Rosie Morgan and Emma Jones
Cheshire West and Chester Council

cc: Mrs Julie Chrimes
Clerk to Cuddington Parish Council

Examination Ref: 02/RY/CNP

22 August 2018

Dear Ms Morgan and Ms Jones

CUDDINGTON NEIGHBOURHOOD PLAN EXAMINATION

Before I complete my examination into the Cuddington Neighbourhood Plan (the Plan) I would like the LPA's comments on two supplementary points. I appreciate that the office team has already provided you with a provisional fact check report date of 28th August 2018. However, having reviewed my draft report, I feel that this issue is of sufficient import and with potentially serious ramifications for the Plan, to warrant this further request for clarification.

Firstly, I note the comment in the LPA's Regulation 16 response on the Cuddington Neighbourhood Plan to the effect that the affordable housing targets set in the Local Plan (Part One) do not reflect the Written Ministerial Statement (WMS). Presumably this refers to the affordable housing thresholds set out in the WMS of November 28 2014 and those set out in Policy SOC 1. I can see no evidence that, when the thresholds set out in Policy SOC 1 were found sound, any account was taken of the WMS. Is that correct? This is not to criticise the Local Plan (Part One) or its examination process since, amongst other things, the policy in the WMS was not given legal effect until 13 May 2016 following the order of the Court of Appeal (*Planning Practice Guidance ID:23b-031-20161116*). I merely wish to check whether my understanding is correct.

Secondly, I note that in the LPA's Regulation 16 response it states, in effect, that it feels that the thresholds set in Policy SOC 1 are appropriate and justified given the level of affordable housing need across the Borough. I would be grateful if the LPA would provide me with the evidence, insofar as the parish of Cuddington is concerned, that the level of affordable housing need is so severe as to warrant departing from national policy (especially in light of paragraph 212 of the revised Framework).

When I have received a response to these questions the office team will be in touch with a revised date for receipt of the fact check report.

In the interests of transparency, I ask that a copy of this letter and any responses to my questions are placed on the Local Authority and Parish Council websites.

Thank you in advance for your assistance.

Your sincerely

Bob Yuille

Examiner