

INDEPENDENT EXAMINATION OF THE CUDDINGTON NEIGHBOURHOOD PLAN

EXAMINER: BOB YUILLE Msc Dip TP MRTPI

Mrs Julie Chrimes
Clerk to Cuddington Parish Council

cc: Rosie Morgan and Emma Jones
Cheshire West and Chester Council

Examination Ref: 01/RY/CNP

10 July 2018

Dear Mrs Chrimes

CUDDINGTON NEIGHBOURHOOD PLAN EXAMINATION

Following the submission of the Cuddington Neighbourhood Plan (the Plan) for examination, I would like to clarify some initial procedural matters.

1. Examination Documentation

I can confirm that I am satisfied that I have received a complete submission of the Plan and accompanying documentation, including the Basic Conditions Statement, the Consultation Statement and the Regulation 16 representations, to enable me to undertake the examination.

Subject to my detailed assessment of the Plan, I have not at this initial stage identified any very significant and obvious flaws in it that might lead me to advise that the examination should not proceed.

2. Further Clarification

I have a number of initial questions seeking further clarification, which I have set out in the Annex to this letter. I would be grateful if Cuddington Parish Council would provide a written response by 24 July 2018. If the Parish Council wishes to comment on any of the responses to its Regulation 16 consultation exercise it is at liberty to do so within the same timescale.

When I have received a response to these questions I will write again giving further details of the examination timetable, letting you know when I will be carrying out my site visit and giving my decision on the question of whether the examination can be conducted solely by the written representations procedure or whether, as requested, a hearing session will be necessary.

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

ANNEX

From my initial reading of the Cuddington Neighbourhood Plan and the supporting evidence I have a number of questions for the Parish Council. I have requested the submission of responses within two weeks of receipt of this letter but an earlier response would be welcome.

I would welcome the Parish Council's response to the following points:

1. The suggestion that in order to secure the long-term future of Blakemere, housing and elderly persons' accommodation should be permitted on land outside the existing developed footprint.
2. The suggestion that the *Cuddington Parish Character Assessment* - which underpins policies such as *Policy 1, Policy 3, Policy 4, Policy 5, Policy 7* and *Policy 8* – should be given little weight as it is subjective, lacks a clear methodology and the basis of its conclusions are not fully explained.
3. The suggestion that it is not clear whether the areas listed in *Policy 4 Habitats and Wildlife Corridors* are indeed wildlife corridors.
4. The question of whether the 12.9 hectares area of land at Kennel Wood identified *Policy 6 Local Green Spaces* is an extensive tract of land in the sense that that term is used in paragraph 77 of the Framework.
5. The suggestion that the Plan, which does not allocate any housing sites, will not be effective in delivering sufficient housing to meet the minimum housing needs of the Plan area. The reason for this, it is suggested, is that there are not enough small sites within the settlement boundary or brownfield sites in the Plan area to meet the need identified in the Cuddington Neighbourhood Plan Housing Needs Survey Report (2016).
6. The suggestion that *Policy 15 Affordable Housing* does not have regard to national policy (Planning Practice Guidance ID:23b-031-20161116), and that an affordable housing contribution should not be sought from developments of 10 units or less and which have a maximum combined gross floor area of no more than 1,000sqm.
7. The suggestion that *Policy 15 Affordable Housing* is not in general conformity with *Policy SOC2* of the *Cheshire West and Cheshire Local Plan (Part One) Strategic Policies* in that it does not allow for the development of rural exception sites.
8. The suggestion that the requirement in *Policy 20 Parking Standards* - that where appropriate new development should also include adequate provision for parking over and above that in the Cheshire West and Chester Parking Standards SPD - will encourage rather than reduce additional trips by car.