

Cuddington Neighbourhood Plan – Summary of Publicity Stage Representations

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http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/np/cuddington_pub

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| | Sport England | <p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>http://www.sportengland.org/playingfieldspolicy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body</p> |

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| | | <p>time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p>http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a</p> |

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| | | <p>neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p> |
| <p>Ms Hannah Lorna Bevins</p> | <p>Wood E&I Solutions UK Ltd – on behalf of National Grid plc</p> | <p>National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National Grid National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p>Specific Comments An assessment has been carried out with respect to National Grid's electricity and gas transmission</p> |

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| | | <p>apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid gas Distribution's Intermediate and High Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p>Key resources / contacts National Grid has provided information in relation to electricity and transmission assets via the following internet link: http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</p> <p>The electricity distribution operator in Cheshire West and Chester Council is SP Energy Networks. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk</p> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure.</p> <p>I hope the above information is useful. If you require any further information please do not hesitate to contact me.</p> |
| Mr Ben Laverick | Highways England | <p>Thank you for inviting Highways England to comment upon the Cuddington Neighbourhood Plan.</p> <p>Having considered the draft Neighbourhood Development Plan, there are no specific issues that we feel we need to raise.</p> <p>If you would like to discuss anything about this email, please contact me.</p> |
| Ms Jacqui Salt | Natural England | <p>Thank you for your consultation regarding the Cuddington Neighbourhood Plan Publication dated 16 April 2018.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals.</p> <p>We have reviewed the attached plan however Natural England does not have any specific comments on this neighbourhood plan.</p> |

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| | | <p>If the Neighbourhood Plan changes and there is the potential for environmental impacts, Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening exercises may need to be undertaken.</p> |
| <p>Miss Ellie Levenson</p> | <p>United Utilities</p> | <p>Thank you for your email and links to the draft neighbourhood plan.</p> <p>United Utilities works closely with Cheshire West and Chester Council to understand future development sites and impact on our infrastructure.</p> <p>It is important that we highlight that as the water and sewerage company for Cheshire West and Chester, we have statutory obligations which include:</p> <ul style="list-style-type: none"> • The right to connect domestic wastewater flows to the public sewer. This includes foul and surface water; and • A domestic supply duty in respect of public water supply. <p>United Utilities seeks to work with the council to ensure all surface water from new development is drained in the most sustainable manner, in line with the surface water hierarchy (see specific comments for more detail).</p> <p>We wish to highlight our free pre-application service for applicants to discuss and agree drainage strategies and water supply requirements. We cannot stress highly enough the importance of contacting us as early as possible. Enquiries are encouraged by contacting:</p> <p>Developer Services – Wastewater Tel: 03456 723 723 Email: WastewaterDeveloperServices@uuplc.co.uk Website: http://www.unitedutilities.com/builder-developer-planning.aspx</p> <p>Developer Services – Water Tel: 0345 072 6067 Email: DeveloperServicesWater@uuplc.co.uk Website: http://www.unitedutilities.com/newwatersupply.aspx</p> <p>It is important that United Utilities is kept aware of any development proposed within your neighbourhood plan over and above the Council's allocations. We encourage further consultation with us at an early stage should</p> |

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| | | <p>you look to allocate any sites in the future over and above the allocations determined by the council.</p> <p><u>Specific Comments</u> With regards to the text in ‘Policy 18’, United Utilities recommends amendments to the following paragraph:</p> <p><i>‘Schemes using sustainable urban drainage (SUDs) and onsite water management, to avoid increasing surface water runoff into watercourses, will be looked upon favourably subject to meeting other design criteria and being integrated into the overall site design solution. Any drainage solution should be in line with the surface water hierarchy. No surface water should be connected to a combined sewer.</i></p> <p><i>Surface water should be discharged in the following order of priority:</i></p> <ul style="list-style-type: none"> • <i>An adequate soakaway or some other form of infiltration system.</i> • <i>An attenuated discharge to watercourse or other water body.</i> • <i>An attenuated discharge to public surface water sewer.</i> • <i>An attenuated discharge to public combined sewer.</i> <p><i>New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. The approach to surface water drainage should be considered in liaison with the LLFA, the public sewerage undertaker and where appropriate the Environment Agency’.</i></p> <p><u>Summary</u> Moving forward, we respectfully request that the Parish Council and Cheshire West and Chester Council continue to consult with United Utilities on all future planning documents. We are keen to continue working in partnership with you to ensure that all new growth can be delivered sustainably.</p> <p>In the meantime, if you have any queries or would like to discuss this representation, please do not hesitate to contact me.</p> |
| Mr Christopher Telford | The Coal Authority | <p>Thank you for consulting The Coal Authority on the above.</p> <p>Having reviewed your document, I confirm that we have no specific comments to make on it.</p> <p>Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.</p> |

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| Mr Darren Ratcliffe | Historic England | <p>Thank you for consulting Historic England, we last commented on this plan to you on the 19th June 2017 to confirm that we have no further comment to make on its content prior to referendum.</p> <p>I also wrote to you on the 19th July 2017 to concur that in our view Strategic Environmental Assessment was not required.</p> <p>If you require clarification on any of the points raised in this letter please contact me.</p> |
| Mr Tim Bettany-Simmons | Canal & River Trust | <p>Thank you for your consultation in relation to the Cuddington Neighbourhood Plan. The neighbourhood plan would not impact upon our waterways, as such the Canal & River Trust have no comments to make.</p> |
| Mr Chris Spence | peepultree | <p>I have deep concerns about the evidence base for Policy 13 regarding Blakemere Village, where our business is located.</p> <p>Independent Retail is under the cosh in the UK thanks to a combination of factors, including internet sales and out of town shopping centres.</p> <p>To constrain the development of Blakemere will inevitably mean the owners will struggle to raise the necessary funding for much-needed improvements to the site and facilities. I note that 6.2.3 vii shows that whilst 72% of respondents use Blakemere, only 62% consider the facilities to be adequate - how much further must that deteriorate before villagers accept we need investment to modernise and improve the offer?</p> <p>6.2.3 viii states that 91% support the policy including this phrase: "Any development on this site should support the commercial and tourist facilities at Blakemere, avoiding their loss or change of use whilst improving links with Cuddington." This fails to acknowledge that limiting development to only the existing footprint will inevitably risk loss of, or change of use of, Blakemere. Without some development elsewhere on the site, the owners will not be able to generate sufficient capital investment for the site to remain viable in a changing retail environment.</p> <p>This would be a huge loss both in terms of local employment, but also for the tourist offer in the area.</p> <p>As Blakemere is situated in open countryside at the very edge of the Parish and village envelope, I believe that it is unreasonable to assert that development here would harm the character or built environment of the village and the rest of the Parish. I am certain that any harm would be limited, and would be entirely mitigated</p> |

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| | | <p>through the use of appropriate conditions on any planning permission granted.</p> <p>i therefore appeal to the Planning Authority to support both sustainable housing growth and sustainable rural economic growth by refusing Policy 13 as it stands.</p> <p>I have views on other aspects of the Neighbourhood Plan and their negative effects on both housing supply and retail offers, but I will save those for another day.</p> <p>Regards,</p> <p>Chris Spence</p> |
| Mr Paul Hopkin | | <p>I believe that the plan is a very well-constructed, comprehensive, thoughtful and optimistic plan for the future. In particular, I think that <i>'Policy 19: Improved Pedestrian, Cycle and Public Transport Access'</i> deserves special consideration. As the population of Delamere Park ages, fewer people are willing and/or able to drive and the residents are becoming more isolated, especially as there is no timetabled public transport and no footpath along Norley Road.</p> <p>As costing of the implementation of the plan is considered, I suggest that priority needs to be given to expenditure aimed at improving public transport and pedestrian access from Delamere Park to nearby facilities, including Cuddington shops / railway station, Sandiway shops, Blakemere, Weaverham doctor surgery and shops.</p> |
| Mrs Emma Jones | Cheshire West & Chester Council | Please see the attached letter. |
| Mrs Sam Ryan | Turley Associates – on behalf of Blakemere Village | <p>Introduction: Blakemere Village</p> <p>Blakemere Village is a visitor destination comprising of leisure, retail and activities, antique stallholders and a restaurant. A number of service businesses are also located on the site including a nursery and pre-school, hairdresser and beauty salon. A number of organised events take place on-site, such as car rallies, the Mid Cheshire Charity Scooter Rally and Beer Festival, and the annual Blakemere Countryside Fair.</p> <p>A touring caravan park on land to the south of the access road is owned and operated by the site owners. This is a recent addition and is trading well. It adds useful footfall to the site on many weekends and generates business for the café on some evenings.</p> |

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| | | <p>Blakemere Village has been developed over twenty years on the site of a working farmyard. The current use commenced in 1994 when the original stableblock was converted into retail / craft and café uses providing c.1200m² of 'floorspace'. In the intervening years, Blakemere has expanded and now provides almost 5500m² accommodation, housing a large number of independent businesses and providing direct full and part time employment for c.250 persons; the majority of those living in the local area. The site makes an important contribution to Cuddington as a sustainable settlement by providing leisure, retail, tourism and employment facilities; it is clearly valued by the majority of the local community who have expressed strong support for its long-term retention.</p> <p>Notwithstanding the above, the future of Blakemere Village is uncertain; the site is facing significant challenges in attracting customers and retaining businesses; significant investment is required at Blakemere Village if the site is to remain a sustainable and viable operation in the long term.</p> <p>Representations to the draft Neighbourhood Plan Detailed representations were made on behalf of Blakemere Village to the draft Neighbourhood Plan; this followed both a local public consultation event at Blakemere Village and a meeting with members of the Neighbourhood Forum. Separate representations have also been made to the draft Cheshire West and Chester Local Plan. In each case the representations were accompanied by a 'Vision Document' which set out proposals for investment in Blakemere Village based upon expert business strategy advice provided by Rural Solutions.</p> <p>The Representations and Vision Document make clear that a capital investment of c.£8m is required to ensure the long-term survival of Blakemere Village; that is a sum that Blakemere Village simply does not have available. However, without such an injection of funds and programme of planned investment, the site is likely to continue in a spiral of decline with resultant detrimental impacts to rural employment and the economy of Cheshire West. At the local level, loss of Blakemere Village will have significantly detrimental impact upon the range of services and facilities in Cuddington / Sandiway and overall sustainability of the settlement.</p> <p>In order to secure its long-term future Blakemere Village has entered into a partnership with Catesby to devise a mixed-use development comprising housing (C3) and elderly persons' accommodation (C2) on residual land on the site providing funds for investment into the business.</p> <p>It is notable that 14 of the businesses currently operating from Blakemere Village also made representations to the draft Neighbourhood Plan setting out individual concerns about the fragility of their own business and need for investment in the site. Those representations also expressed concerns that the draft policies of the</p> |

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| | | <p>Neighbourhood Plan are too restrictive and would be likely to result in further decline of both the site and their own business, resulting in closure and loss of local jobs and services.</p> <p>It is extremely disappointing to both Blakemere Village and Catesby (and, no doubt the individual businesses at Blakemere Village) that their informed representations, supported by sound economic / business advice, and the results of consultation with the local community, are not reflected in the publication version of the Neighbourhood Plan.</p> <p><u>Basic Conditions</u> Having regard to the above, it is the view of Blakemere Village and Catesby that a number of the 'basic conditions' for a neighbourhood plan are not met; in particular the following:</p> <p style="padding-left: 40px;">1. <u>Have Regard to National Policy</u></p> <p><u>Supporting the Rural Economy</u> Paragraph 28 of the NPPF requires planning policies to “support economic growth in rural areas.... To promote a strong rural economy local and neighbourhood plans should [inter alia]:</p> <ul style="list-style-type: none"> • Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well -designed new buildings; • Support rural sustainable tourism and leisure developments that benefit businesses in rural areas • Promote the retention and development of local services and community facilities in villages <p>It is clear from the detailed representations submitted to the draft Neighbourhood Plan that the draft policies applying to Blakemere Village will not meet the clearly stated policy objectives at paragraph 28 of the Framework. The Parish Council’s responses¹ to the various representations from Blakemere Village and individual businesses on the site are noted; in that it claims the Neighbourhood Plan does recognise and support the needs of Blakemere Village. However, that recognition is fundamentally not reflected in the policies of the plan which do not provide the much needed positive support to enable investment in the site.</p> <p>The draft policies assume that support for further small scale tourism and leisure development will provide a long-term future for Blakemere; that evidentially is not the case as demonstrated by the business strategy prepared by Rural Solutions who are experts in this field of work. With all due respect to the Parish Council; their assumptions in this respect are naïve and result in a failure of the plan to comply with national policy.</p> <p>Further, as drafted the policies are so restrictive that not only would they prevent ‘enabling development’ but</p> |

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| | | <p>they would also place severe limitations on any future investment and organic growth of Blakemere; for example the recent expansion to include a caravan park might not be permitted under the new Neighbourhood Plan policies whereas this is now a significant and integral part of the site bringing increased footfall and patronage to the many businesses there.</p> <p><u>Delivering a wide choice of quality homes</u> Paragraph 50 of the NPPF sets out the requirement to deliver a wide choice of homes, creating inclusive and mixed communities by, inter alia, planning for a mix of housing to meet the needs of different groups in the community, and identifying the size, type, tenure and range of housing that is required in a particular locations reflecting local demand. The Housing Needs Survey prepared as part of the evidence base for the Neighbourhood Plan identifies key trends in Cuddington / Sandiway:</p> <ul style="list-style-type: none"> • An aging population • Over-abundance of larger dwellings • General lack of affordability • Need for smaller family homes; and • Demand for elderly persons' accommodation <p>Those specific needs are not addressed in the Neighbourhood Plan which also fails to comply with national policy in this regard.</p> <p>2. <u>Contribute to the achievement of Sustainable Development</u></p> <p>The Ministerial forward to the NPPF makes clear that "...sustainable development is about positive growth - making economic, environmental and social progress for this and future generations"</p> <p>Paragraph 9 of the NPPF elaborates and provides guidance to what contributes towards sustainable development; including:</p> <ul style="list-style-type: none"> • Making it easier for jobs to be created in cities towns and villages; • Improving the conditions in which people live, work, travel and take leisure; and • Widening the choice of quality homes <p>The draft Neighbourhood Plan does not meet those objectives, specifically:</p> <ul style="list-style-type: none"> • Rather than providing the opportunity to create jobs in the village; it proposes highly restrictive policies |

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| | | <p>that, on the basis of the detailed evidence provided as part of the earlier representations to the NP, are likely to accelerate the spiral of decline at Blakemere Village resulting in loss of businesses and rural employment</p> <ul style="list-style-type: none"> • Further, the restrictive policies that will apply to Blakemere will act as a disincentive to further investment in the site and will fail to improve the conditions for people who work and take leisure at the site • It does not identify sites to accommodate the recognised housing needs of Cuddington. In particular, the evidence base to the NP identifies a clear requirement for elderly persons' accommodation (including extra care) and affordable homes for young families. No sites are identified on which to accommodate such development and the plan fails to plan for a widening in the choice and quality of all types of homes in the village <p>Modifying the policies of the NP to facilitate investment at Blakemere Village as suggested in the representations to the draft NP, would provide the opportunity to address all of those issues resulting in both a sustainable form of development on the site and enhancements to the overall sustainability of the settlement.</p> <p>In any event, and as stated above, the policies are currently so restrictive that they would also stifle any natural growth of Blakemere to the extent that they would actually accelerate its decline. At the very least policy 13 of the NP which is specific to Blakemere should be amended to remove the first sentence of the second paragraph : “Development must be confined to the existing developed footprint”</p> <p><u>Presumption in favour of sustainable development</u> Paragraph 14 of the NPPF is clear that for plan-making the presumption in favour of sustainable development means that development plans should meet objectively assessed needs with sufficient flexibility to adapt to rapid change unless:</p> <ol style="list-style-type: none"> 1. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole; or 2. Specific policies in the Framework indicate development should be restricted <p>Neither of those circumstances applies in the case of Blakemere Village; the inclusion of positive policies to support further investment and development at the site would be consistent with national planning policy (see response to condition 1 above); and the site is not located in an area where any of the specific policies listed in footnote 9 of the Framework indicate development should be restricted.</p> |

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| | | <p>The presumption in favour of sustainable development means that providing the circumstances in which Blakemere Village can continue to operate as a viable employment / leisure / tourist / retail destination with enabling development that also contributes towards widening the range and choice of housing in Cuddington /Sandiway should be supported in the Neighbourhood Plan.</p> <p>Conclusion In conclusion, there is a clear national and local policy imperative to put in place an appropriate framework in the Neighbourhood Plan to support the revitalisation of Blakemere Village.</p> <p>The Examiner is invited to consider these representations together with the evidence previously submitted to the draft plan, and find that the Neighbourhood Plan does not meet the basic conditions due to a failure to have regard to national planning policy and not promoting sustainable development.</p> <p>-----</p> <p>1. Pages 37 - 42 of the Consultation Report</p> |
| Mr Craig Barnes | Barton Willmore LLP – on behalf of Ashall Homes Ltd | Please see attached representations. |
| Ms Megan Pashley | Gladman Developments Ltd | <p>This letter provides Gladman Developments Ltd (Gladman) representations in response to the submission version of the Cuddington Neighbourhood Plan (CNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. Gladman requests to be added to the Council’s consultation database and to be kept informed on the progress of the emerging neighbourhood plan. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy.</p> <p>Legal Requirements Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the CNP must meet are as follows:</p> <p><i>(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.</i></p> <p><i>(d) The making of the order contributes to the achievement of sustainable development.</i></p> <p><i>(e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</i></p> |

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| | | <p data-bbox="595 180 1921 220"><i>(f) The making of the order does not breach, and is otherwise compatible with, EU obligations.</i></p> <p data-bbox="595 260 1644 292">National Planning Policy Framework and Planning Practice Guidance</p> <p data-bbox="595 300 2123 443">The National Planning Policy Framework (the Framework) sets out the Government’s planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet development needs.</p> <p data-bbox="595 483 2119 667">At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.</p> <p data-bbox="595 707 2136 810">The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account the latest and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.</p> <p data-bbox="595 850 2110 1034">The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.</p> <p data-bbox="595 1074 2123 1297">Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.</p> <p data-bbox="595 1337 2114 1481">Paragraph 184 of the Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.</p> |

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| | | <p>Planning Practice Guidance It is clear from the requirements of the Framework that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted development plan. The requirements of the Framework have now been supplemented by the publication of Planning Practice Guidance (PPG).</p> <p>On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan.</p> <p>On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG. These updates provide further clarity on what measures a qualifying body should take to review the contents of a neighbourhood plan where the evidence base for the plan policy becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying bodies anticipated timescales in this regard.</p> <p>Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded. It is with that in mind that Gladman has reservations regarding the CNP's ability to meet basic condition (a) and (d) and this will be discussed in greater detail throughout this response.</p> <p>Relationship to Local Plan To meet the requirements of the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.</p> <p>The current adopted plan that covers the Cuddington Neighbourhood Plan area and the development plan which the CNP will be tested against is the Cheshire West and Chester Local Plan (Part 1) Strategic Policies, which was adopted on 29th January 2015. It provides the overarching planning policy framework for Chester and Cheshire West covering the period up to 2030.</p> <p>The adopted plan sets out a minimum housing target across the 20-year plan period of 22,000 new homes.</p> <p>The Council are currently in the process of preparing a Local Plan (Part 2) to supplement the adopted Local Plan Part 1. The emerging plan will set out the non-strategic allocations and detailed policies and once adopted will constitute the statutory development plan. The Local Plan (Part Two) has now reached an</p> |

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| | | <p>advanced stage and was submitted for Examination on 12th March 2018. Gladman suggest sufficient flexibility is therefore drafted in to the policies of the CNP to ensure that there is no conflict with the emerging Local Plan (Part 2) that could lead to these policies being superseded under Section 38(5) of the Planning Compulsory Purchase Act 2004.</p> <p>Cuddington Neighbourhood Plan Gladman would like to take this opportunity to remind the Council that it is not within the remit of a Neighbourhood Plan to determine planning applications, and as such where reference is made in the plan to ‘permitting’ or ‘refusing’ development, Gladman suggest that the wording is amended to read ‘supported’ or ‘not supported’.</p> <p>Policy 1 – Landscape Setting Policy 1 states that proposals for new development should be focussed on previously developed/brownfield sites within the identified Key Service Centre.</p> <p>Gladman cannot identify sufficient evidence to demonstrate that there is enough previously developed land within the defined Key Service Centre available to meet the growth requirements in the neighbourhood plan area. Whilst we appreciate that the policy states that development should be focused in this manner, we suggest that further flexibility is established in the policy and it is recognised that greenfield development outside of the Key Service Centre may be necessary.</p> <p>Policy 3 – Local Heritage Assets Policy 3 states that development needs to take account of its impact on heritage assets.</p> <p>The Framework requires a distinction to be made between designated and non-designated assets and different policy tests should then be applied to each. Paragraph 132 of the Framework makes it clear that great weight should be given to a heritage asset’s conservation and that ‘the more important the asset, the greater the weight should be’.</p> <p>With reference to designated heritage assets, the Policy should refer specifically to paragraphs 133 and 134 of the Framework which sets out that Councils should assess the significance of the designated heritage asset and where there is less than substantial harm, this should be weighed in the planning balance against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.</p> <p>For non-designated heritage assets, the policy must reflect the guidance set out within paragraph 135 of the</p> |

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| | | <p>Framework. This states that the policy test that should be applied in these cases is that a balanced judgement should be reached having regard to the scale of any harm and the significance of the heritage asset.</p> <p>Gladman believe that this policy needs to be redrafted in order to ensure that it conforms with the guidance and requirements set through national policy.</p> <p>Policy 8 – Vistas and Views Policy 8 states that development should not negatively impact upon the internal townscape views and external landscape vistas identified.</p> <p>In line with this policy, we submit that new development can often be located in areas without eroding the views considered to be important to the local community and can be appropriately designed to take into consideration the wider landscape features of a surrounding area to provide new vistas and views.</p> <p>However, Gladman consider that this policy lacks sufficient evidence to demonstrate why these views are of such value to the local community. Opinions on landscape are highly subjective, therefore, without further evidence to demonstrate why these views are considered special will likely lead to inconsistencies in the decision-making process.</p> <p>The Guidance states that <i>“Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan”</i>.</p> <p>Accordingly, Gladman consider that this matter should be investigated and based on appropriate evidence prior to the Plan being submitted for Examination.</p> <p>Policy 16 – Location of Buildings Policy 16 stats that applications for small scale residential developments, including infill and conversion will be permitted within the Key Service Centre.</p> <p>Gladman submit that Policy 16 unnecessarily restricts the scale of development proposals coming forward to meet identified housing needs. There is no evidence to suggest why it is considered appropriate to limit development within the NPA to that consider to be small scale, infill or conversions.. In restricting development in this way the CNP is not conforming to the positive approach of the Framework or the direction</p> |

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| | | <p>taken through the emerging Local Plan and as such Gladman suggests this element of the policy is deleted.</p> <p>Policy 17 – Design for New Development Policy 17 sets out a list of design criteria that all proposals for residential development will be measured against.</p> <p>Whilst Gladman recognise the importance of high quality design, planning policies should not be overly prescriptive and need flexibility in order for schemes to respond to sites specifics and the character of the local area. There will not be a ‘one size fits all’ solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.</p> <p>Gladman therefore suggest that more flexibility is provided in the policy wording to ensure that a high quality and inclusive design is not compromised by aesthetic requirements alone. We consider that to do so could act to impact on the viability of proposed residential developments. We suggest that regard should be had to paragraph 60 of the NPPF which states that: <i>"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles"</i>.</p> <p>Conclusions Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the CNP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area.</p> <p>Gladman is concerned that the plan in its current form does not comply with basic conditions (a) and (d). The plan does not conform with national policy and guidance and in its current form does not contribute to the achievement of sustainable development. Gladman formally request to participate at the hearing session(s) should the Examiner decide it necessary to discuss these issues in a public forum.</p> <p>Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.</p> |