



## Cuddington Neighbourhood Plan

Undertaken by Cuddington Parish Council

### Cuddington Parish Council Pre-Submission Draft Neighbourhood Plan - Table of Comments and Responses

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Jacqui Salt	Natural England	Statutory Consultee	Draft Plan	Chapter 6.1 Environment and Appendices E, F and G	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</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 made.</p> <p><b>Natural England does not have any specific comments on this draft neighbourhood plan.</b></p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For any further consultations on your plan, please contact:  <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a></p> <p><b>Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities</b></p> <p><b>Natural environment information sources</b></p> <p>The <a href="#">Magic</a> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: <b>Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)</b>. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available <a href="#">here</a>.</p> <p><b>Priority habitats</b> are those habitats of particular importance for nature conservation, and the list of them can be found <a href="#">here</a>. Most of these will be mapped either as <b>Sites of Special Scientific Interest</b>, on the Magic website or as <b>Local Wildlife Sites</b>. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.</p> <p><b>National Character Areas (NCAs)</b> divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found <a href="#">here</a>.</p> <p>There may also be a local <b>landscape character assessment</b> covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.</p>	<p><b>Natural England does not have any specific comments on this draft neighbourhood plan.</b></p> <p><b>Comments noted</b></p>

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					<p>If your neighbourhood planning area is within or adjacent to a <b>National Park</b> or <b>Area of Outstanding Natural Beauty (AONB)</b>, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.</p> <p>General mapped information on <b>soil types</b> and <b>Agricultural Land Classification</b> is available (under 'landscape') on the <a href="#">Magic</a> website and also from the <a href="#">LandIS website</a> , which contains more information about obtaining soil data.</p> <p><b>Natural environment issues to consider</b></p> <p>The <a href="#">National Planning Policy Framework</a> sets out national planning policy on protecting and enhancing the natural environment. <a href="#">Planning Practice Guidance</a> sets out supporting guidance.</p> <p><u>Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.</u></p> <p><u>Landscape</u></p> <p>Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.</p> <p>If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.</p> <p><u>Wildlife habitats</u></p> <p>Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed <a href="#">here</a> ), such as Sites of Special Scientific Interest or <a href="#">Ancient woodland</a> . If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.</p> <p><u>Priority and protected species</u></p> <p>You'll also want to consider whether any proposals might affect priority species (listed <a href="#">here</a> ) or protected 12 species. To help you do this, Natural England has produced advice <a href="#">here</a> to help understand the impact of particular developments on protected species.</p> <p><u>Best and Most Versatile Agricultural Land</u></p> <p>Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for</p>	

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					<p>carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication <a href="#">Agricultural Land Classification: protecting the best and most versatile agricultural land</a> .</p> <p><b>Improving your natural environment</b></p> <p>Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:</p> <ul style="list-style-type: none"> <li>• Providing a new footpath through the new development to link into existing rights of way.</li> <li>• Restoring a neglected hedgerow.</li> <li>• Creating a new pond as an attractive feature on the site.</li> <li>• Planting trees characteristic to the local area to make a positive contribution to the local landscape.</li> <li>• Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.</li> <li>• Incorporating swift boxes or bat boxes into the design of new buildings.</li> <li>• Think about how lighting can be best managed to encourage wildlife.</li> <li>• Adding a green roof to new buildings.</li> </ul> <p>You may also want to consider enhancing your local area in other ways, for example by:</p> <ul style="list-style-type: none"> <li>• Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.</li> <li>• Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.</li> <li>• Identifying green areas of particular importance for special protection through Local Green Space 14 designation (see <a href="#">Planning Practice Guidance on this</a> ).</li> <li>• Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).</li> <li>• Planting additional street trees.</li> <li>• Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.</li> <li>• Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).</li> </ul>	
Bryan Rees		Resident	Draft Plan	Policy 15	<p>The first aspiration following the policy leaves it open for the builder or landlord to leave a dwelling unoccupied for 6 months or more, either intentionally or otherwise, and then sell or let that property to someone who does not "currently live, work or have strong connections with the area". I suggest that it might be better to change "available to live in" to "first lived in"</p>	<b>Aspiration re-drafted for clarity</b>

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	Marine Management Organisation	Statutory Consultee	Draft Plan	All	<p>Thank you for including the MMO in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO's formal response.</p> <p><b><u>Response to your consultation</u></b></p> <p>The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.</p> <p><b><u>Marine Licensing</u></b></p> <p>Activities taking place below the mean high water mark may require a <a href="#">marine licence</a> in accordance with the <a href="#">Marine and Coastal Access Act (MCAA) 2009</a>. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.</p> <p><b><u>Marine Planning</u></b></p> <p>As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas. On 2 April 2014 the <a href="#">East Inshore and Offshore marine plans</a> were published, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. For further information on how to apply the East Inshore and Offshore Plans please visit our <a href="#">Marine Information System</a>. The MMO is currently in the process of developing marine plans for the South Inshore and Offshore Plan Areas and has a requirement to develop plans for the remaining 7 marine plan areas by 2021. Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the <a href="#">Marine Policy Statement</a> for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking</p>	Comments noted

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					<p>authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the <a href="#">Marine and Coastal Access Act</a> and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our <a href="#">online guidance</a> and the <a href="#">Planning Advisory Service soundness self-assessment checklist</a>.</p> <p><b><u>Minerals and waste plans and local aggregate assessments</u></b></p> <p>If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:</p> <p>The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK) construction industry.</p> <p>The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply.</p> <p>The Managed Aggregate Supply System (MASS) which includes specific references to the role of marine aggregates in the wider portfolio of supply.</p> <p>The National and regional guidelines for aggregates provision in England 2005-2020 predict likely aggregate demand over this period including marine supply.</p> <p>The NPPF informed MASS guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments have to consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where land based resources are becoming increasingly constrained.</p> <p>If you wish to contact the MMO regarding our response please email us at <a href="mailto:consultations@marinemanagement.org.uk">consultations@marinemanagement.org.uk</a> or telephone us on 0300 123 1032.</p>	
John Moran	Health & Safety Executive	Statutory Consultee	Draft Plan	All	<p>Thank you for your request to provide a representation on the above consultation document. When consulted on land-use planning matters, HSE where possible will make representations to ensure that compatible development within the consultation zones of major hazard establishments and major accident hazard pipelines (MAHPs) is achieved.</p> <p>We have concluded that we have no representations to make on this occasion. This is because our records show that the Cuddington Neighbourhood boundary and the land within does not encroach on the consultation zones of major hazard establishments or MAHPs<sup>1</sup>. As no encroachment has been detected, HSE does not need to be informed of the next stages in the adoption of the Cuddington Neighbourhood Plan.</p> <p><sup>1</sup> Planning authorities are advised to use HSE's Planning Advice Web App to verify the advice given. The Web App is a software version of the methodology used in providing land use planning advice. It replaces PADHI+. All planning authorities should have an authorised administrator who can access the Web App; further information is available on HSE's website: <a href="http://www.hse.gov.uk/landuseplanning/padhi.htm">http://www.hse.gov.uk/landuseplanning/padhi.htm</a>. HSE also advises that you contact pipeline operators for up-to-date information on pipeline location, as pipelines can be diverted by operators from notified routes. Most incidents</p>	<p><b>HSE does not need to be informed of any further consultation</b>  <b>Comments noted</b></p>

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					involving damage to buried pipelines occur because third parties are not aware of their presence	
Derek Blakesley	Cuddington Bowling Club	Statutory Consultee	Draft Plan	Policy 6 Local Green Space Appendix F – Map	While the area outline on the map for the bowling green is small scale it only seems to define the bowling green (Surface/playing area) as the area of community value. The pavilion and its surrounds are outside the area highlighted, as is the parking area by the roadside even though it is believed by some that this is also within the bailiwick of the Bowling Club. The pavilion, memorial garden, compost area and the brick building which houses the machinery essential for the upkeep of the green and its surround are all outside of the area marked but are tended to by the membership. The green receives very many comments from visiting teams as to the delightful setting and the condition of the green and its surroundings and is frequently used by the various Cheshire leagues to host competitions because of the standards the green is kept in. It is also worth pointing out that the bowling club falls under the remit of the 'Community Amateur Sports Club' and is open to any resident who may wish to join living in the area covered by the 'Neighbourhood Plan'	<b>A complete review of Green Space proposals has been carried out and is available on the website.</b>
Julie Ellis	Whitegate and Marton Parish Council	Statutory Consultee	Draft Plan	All	Whitegate and Marton Parish Council has no comment on your Neighbourhood Plan.  Following our Parish Council meeting, I was asked to feedback that W&M PC thought your Neighbourhood Plan was a very well presented report and a comprehensive plan.	<b>Comments noted</b>
Rachael A. Bust	The Coal Authority	Statutory Consultee	Draft Plan	All	Having reviewed your document, I confirm that we have no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority	<b>Comments noted</b>
	Network Rail	Statutory Consultee	Draft Plan	All	Network Rail owns, maintains, renews and enhances the railway infrastructure in England, Wales and Scotland.  Network Rail would comment as follows:  (1) I am sure you are aware that Network Rail is a statutory consultee for: (a) Any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and  (b) For any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order); in addition you are required to consult the Office of Rail and Road (ORR).	<b>This will be dealt with as part of the Parish Council planning applications process.</b>  <b>There is no level crossing in Cuddington</b>

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				Policy 22	<p>(2) Within Transport Assessment's there is a review of local needs regarding public transport; this usually focuses on buses. However, Transport Assessments should also take into account their impact upon footfall at railway stations. Developers are encouraged to consider including within Transport Assessments trip generation data at railway stations. Location of the proposal, accessibility and density of the development should be considered in relation to the relevant railway station in the area.</p> <p>Where proposals are likely to increase footfall at railway stations the Local Planning Authority should consider a developer contribution (either via CIL, S106 or unilateral undertaking) to provide funding for enhancements as stations as a result of increased numbers of customers.</p> <p>Enhancements to Cuddington Railway Station as a consequence of increased footfall from developments must be fully funded by developer contributions, and agreed with Network Rail and the train operating company, Northern.</p>	<b>Travel and movement policies have been re-drafted</b>
				All	<p>(3) From the documents submitted it appears that the neighbourhood area is close to the boundary with Network Rail land and the existing operational railway.</p> <p>In light of the above we would request that the Cuddington Neighbourhood Plan group should contact Network Rail for any proposals within the area to ensure that:</p> <p>(a) Access points / rights of way belonging to Network Rail are not impacted by developments within the area.</p> <p>(b) That any proposal does not impact upon the railway infrastructure / Network Rail land e.g.</p> <ul style="list-style-type: none"> <li>• Drainage works / water features</li> <li>• Encroachment of land or air-space</li> <li>• Excavation works</li> <li>• Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall Act issues</li> <li>• Lighting impacting upon train drivers ability to perceive signals</li> <li>• Landscaping that could impact upon overhead lines or Network Rail boundary treatments</li> <li>• Any piling works</li> <li>• Any scaffolding works</li> <li>• Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway (which we would remind the council is a criminal offence under s55 British Transport Commission Act 1949)</li> <li>• Any use of crane or plant</li> <li>• Any fencing works</li> <li>• Any demolition works</li> <li>• Any hard standing areas</li> <li>• Any tunnels in the plan area</li> </ul>	<b>This will be dealt with as part of the Parish Council planning applications process.</b>

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				All	<p>We would request that the Cuddington Neighbourhood Plan authority / group when submitting proposals for a development contact Network Rail's Town Planning Team and include a location plan and a description of the works taking place for review and comment.</p> <p>All initial proposals and plans should be flagged up to the Network Rail Town Planning Team London North Western Route at the following address:</p> <p>Town Planning Team LNW Network Rail 1st Floor Square One 4 Travis Street Manchester M1 2NY</p> <p>Email: <a href="mailto:TownPlanningLNW@networkrail.co.uk">TownPlanningLNW@networkrail.co.uk</a></p>	<b>This will be dealt with as part of the Parish Council planning applications process.</b>
Clare Olver	Mersey Forest Trust	Statutory Consultee	Draft Plan	Section 6.1 Environment	<p>Cuddington is located within The Mersey Forest. The Mersey Forest is a community forest established in 1991 with the vision to "get more from trees" to help make Merseyside and North Cheshire one of the best places in the country to live. The Mersey Forest is a growing network of woodlands and green spaces across Cheshire and Merseyside, which has been creating 'woodlands on your doorstep' for 25 years. It includes all land, as opposed to just specific woodlands e.g. Cartledge Moss, page 15 of the Character Plan.</p> <p>The Forest works with partners, communities and landowners across rural and urban areas, to plant trees and woodlands, improve their management and complement other habitats. This will increase woodland cover to 20% of the area. It will revitalise a woodland culture, and bring economic and social benefits through the transformed environment.</p> <p>The Mersey Forest Plan is a long term and strategic guide to the work of the Forest and its partners. It is recognised in the National Planning Policy Framework as a material consideration in preparing development plans and deciding planning applications: <a href="http://www.merseyforest.org.uk/The_Mersey_Forest_Plan_web_version_single_new.pdf">http://www.merseyforest.org.uk/The_Mersey_Forest_Plan_web_version_single_new.pdf</a></p> <p>It is recommended that the Neighbourhood Plan makes reference to the Mersey Forest Plan and makes consideration of these following policies:</p> <p><b>C1. Urban areas, settlements and employment sites:</b> Plant individual trees, groups of trees and small woodlands on appropriate and available urban areas, settlements and employment sites, such as school playing fields, open spaces, streets, highway verges, in the grounds of large institutions, derelict land, and development sites. This may be particularly important in Chester. Target planting to meet identified green infrastructure needs.</p> <p><b>C14. Around Delamere Forest</b> Create a well-wooded landscape around Delamere Forest and towards the Cheshire Plain. Extend and plant woodlands in agricultural areas, on steeper slopes of the Sandstone Ridge and Fringe, and along the long distance trail. It is inappropriate to plant on the sandstone escarpment ridge line. Take into account other habitats in the area such as meres and mosses. Maintain and restore hedgerows and hedgerow trees and orchards. Create heathland and meadows.</p> <p><b>C15. Delamere Forest, Sandy Woods, and Sandstone Ridge:</b> Expand the well-wooded landscape around Delamere Forest, along the Sandstone Ridge and long</p>	<p><b>These comments are duly noted</b></p> <p><b>Duly noted: We will refer to the Mersey Forest Plan in our environmental Evidence Base or Explanatory</b></p> <p><b>Review Policy 5: Protecting Trees hedgerows and Vegetation</b> <b>The Mersey Forest Plan C1, C15, C18 will be included as Key Policy References</b></p>

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					<p>distance trail, and on steeper slopes. It is inappropriate to plant on the sandstone escarpment ridge line. Extend and plant medium to large woodlands from Oakmere to Little Budworth. Take into account internationally significant meres and mosses in the area, along with other non-woodland habitats. Maintain and restore hedgerows, hedgerow trees, and orchards, and create heathland and meadows, including following quarry restoration. Retain water bodies.</p> <p><b>C18. Rolling farmland from Kingsley to Hartford:</b> Plant trees and small woodlands, especially on the transitional slopes of the Sandstone Ridge, including hedgerows, hedgerow trees, and orchards, and to restore areas of sand quarrying.</p> <p><b>4.3.2 Protection and enhancement of the Natural Environment</b> Since 1998, The Mersey Forest has supported a network of Friends of Woodlands groups which anyone can join (<a href="http://www.merseyforest.org.uk/things-to-do/join-a-community-group/">http://www.merseyforest.org.uk/things-to-do/join-a-community-group/</a>). These groups, such as the Friends of Church Wood, help manage their local woodlands and our aim is to assist them in becoming increasingly self-sufficient, whilst recognising that longer term support is also required. Depending on the group, we help with a range of activities, from setting up and managing the group, creating woodland management plans, and accessing funds for specific projects and events, such as practical task days, and courses and workshops to learn new skills. Engaging people through trees and woodlands can help to bring communities together, making them more resilient and cohesive, and acting as a springboard for engagement on a wider range of issues.</p>	Comments noted
Brian Gray	Resident		Draft Plan	See sections in comments	<p><b>General/whole plan</b> When the word 'Cuddington' is used, It is not always clear whether it refers to 1) The Civil Parish, 2) The Cuddington Ward of the Parish, or 3) The 'local service centre' of Cuddington as defined in the map.</p> <p>I do not think that the village character assessment recognises the continuing practical confusion between the terms Cuddington and Sandiway and the local area. Signs on gateway routes welcome us to 'Cuddington' or 'Sandiway' but there are no road signs telling people when they cross internal boundaries. Contributing to the confusion is that Cuddington primary school is undoubtedly in old Sandiway and at least parts of Sandiway School are in old Cuddington.</p>	<b>The introduction to the Neighbourhood Plan will ensure that the definitions of Parish, Settlement Boundary, Parish wards and internal boundaries etc. are fully clarified.</b>
					<p><b>Policy 6, re Local Green Space.</b> The suggested green spaces appear to ignore the importance of Kennel Wood, especially to those who exercise their dogs there (including residents of the area round Cuddington local service centre).</p>	<b>Kennel wood will be included in the Local Green Space exercise for Regulation 15 submission</b>
					<p><b>Spatial Strategy - Map.</b> I believe the map misrepresents the significance of Dalefords Lane and Weaverham Road/Gorstage Lane. Both carry relatively heavy traffic at times (and closure/blockage of either would have major effects on traffic flows within the village). In practice, they merit consideration as gateways to the village like Norley Road west, however much we may regret the fact, and not merely consideration as a means of accessing the countryside.</p>	<b>Weaverham Road from the Railway Bridge and Dalefords Lane from the old Sand Quarry entrance will be marked as Gateways on the Environment Proposals Map</b>
					<p><b>Policy 19 Eco Design and Energy saving</b> Methods used to minimise energy consumption must not result in uncontrollable solar gain. i.e. windows need to be appropriately sized and oriented to prevent overheating of well insulated buildings in summer.</p>	

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					<p><b>6.4 Travel and movement.</b>            In support of safe and sustainable walking within the Parish as set out in 6.4.2, I suggest that there is a need for a policy to ensure that existing well used walking routes within the Parish are safeguarded, whether or not they are currently designated as public rights of way. I accept that an exception will be needed for designated 'permissive rights of way, In evidence for the need for such a policy, I would quote the existing situation regarding the footpaths joining Hadrian Way to Church Rise and Chiltern Close. Closure of these paths would cause significant hardship to local residents (including myself).</p>	<p><b>The problem referred to is a long-standing issue. The policies we have drafted are the only practicable ones in the context of a Neighbourhood Plan</b></p>
Susan Bartlett	Cheshire Gardens Trust	Statutory Consultee	Draft Plan	Section 6.1 Environment	<p>Thank you for asking us to comment on the Cuddington and Sandiway Neighbourhood Plan, which we consider to have been carefully considered and containing three policies relevant to our area of interest, namely Policy 1 Landscape setting and character, Policy 3 Local heritage assets and Policy 8 Views and Vistas.</p> <p>We are responding on behalf of Cheshire Gardens Trust, which exists to promote awareness, understanding and conservation of historic parks and gardens, which are 'heritage assets' for planning purposes.</p> <p>Cheshire Gardens Trust works with The Gardens Trust as the national statutory consultee. For further information see <a href="http://thegardenstrust.org/planning-leaflet.html">http://thegardenstrust.org/planning-leaflet.html</a> and <a href="http://www.cheshire-gardens-trust.org.uk/?Aims">http://www.cheshire-gardens-trust.org.uk/?Aims</a>.</p> <p>We have considered the Plan and our comments are as follows:</p>	
					<p><u>Registered parks and gardens</u>            Historic England maintains the Register of Parks and Gardens of Special Historic Interest; these are historic designed landscapes in England and Wales of national importance. We understand there are no Registered landscapes in the area of the NDP.</p>	<p><b>Comments noted</b></p>
					<p><u>Unregistered parks and gardens.</u>            CGT have researched many sites in Cheshire West &amp; Chester, and working with the local authority, are aiming to include them on a 'Local List' of non-registered landscapes. The Historic Environment Record holds our research and recording reports and our draft lists are available at <a href="http://www.cheshire-gardens-trust.org.uk/?Research-Parks--Gardens---CHESHIRE-WEST--CHESTER">http://www.cheshire-gardens-trust.org.uk/?Research-Parks--Gardens---CHESHIRE-WEST--CHESTER</a></p> <p>The Conservation Officers in Cheshire West &amp; Chester are also aware of this work.</p> <p>We are a small group of volunteers with hundreds of sites to research and as yet we have not investigated any within the area of the NDP. However, we note that Delemere Park, Delemere Manor and Petty Pool are on our list for investigation, and we are aware that features of the historic designed landscape make a significant contribution to the setting and character of Delemere Park.</p> <p>Non-registered sites may be as significant as Registered ones but have yet to be recognised as such. Should any development be proposed within or near these sites, the impact of that development on the landscape should be assessed by the developer and local planning authority, and if possible, the landscape conserved and enhanced.</p>	<p><b>We look forward to seeing the outcomes of Cheshire Gardens Trust investigations</b></p>
				<p><u>Landscape character</u></p>		

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					As well as their intrinsic importance as a heritage asset, 'historic designed landscapes' make a significant contribution to local character. The NPPF Section 11 states that this is a key component that Neighbourhood Plans should conserve and enhance and we commend the proposed inclusion of Policy no 1 Landscape Setting which relates to this principle.	
					<u>Policy 3</u> Within the proposed Policy 3 – Local Heritage Assets we therefore ask you to include reference to 'historic designed landscapes' within the area of your NDP as a heritage asset and contributor to local character. We ask that you include suitable policies for their conservation and enhancement, particularly in relation to potential development. You should of course consider your policies in relation to those of the emerging Cheshire West & Chester Local Plan and the Saved Policies of Cheshire West & Chester e.g. Policies ENV 48. However, we would like to see NDPs including more specific protection of historic designed landscapes than the Local Plan, because they have a more detailed of understanding of their local area.	<b>The Character Assessment has been modified to include Historical Landscapes at Appendix L</b>
					<u>Policy 8</u> We appreciate that proposed Policy no 8 – Views and Vistas also has the potential of offering protection to any historic designed landscapes which may become evident in the future.	<b>Comments noted</b>
Darren Ratcliffe	Historic England	Statutory Consultee	Draft Plan	Section 6.1 Environment	We commented on an earlier draft of this plan to Gemma Droughton on the 18th May 2016, we have no further comment to make on its content prior to referendum.	<b>Comments noted</b>
					It is not apparent that the Forum has undertaken the process of determining whether or not Strategic Environmental Assessment is required for the Plan to comply with EU obligations. In order to establish whether or not any site allocations/policies might have significant effects on the historic environment, it is necessary for your Forum to consult us (together with the Environment Agency and Natural England) on the matter so that we might assist you in coming to a view. We will then formally advise on the likelihood of the Plan having significant environmental effects upon the historic environment such that Strategic Environmental Assessment is required. The consultation should take the form of a Screening Opinion.	<b>An SEA and Sustainability Appraisal have been prepared for this submission</b>
Emma Jones	Cheshire West and Chester Council	Statutory Consultee	Draft Plan	Across the plan	Generally, it would be helpful to have paragraph numbers throughout the plan to help make specific references.	<b>Comments noted</b>
				General	As you have a few appendices, it would be helpful to be clear in the plan which appendix to look in if referenced.	<b>Comments noted</b>
				Archaeology, conservation and design general comments	<ul style="list-style-type: none"> <li>The Neighbourhood Plan area contains a number of designated heritage assets. It would be useful to the Plan if a map identifying these statutorily and locally listed assets were to be included within the Plan itself.</li> <li>Although the Plan has obviously consulted the Historic Environment Record which provides a substantial resource, the Plan should make reference to this and should also encourage developers to consult it.</li> <li>It is important that the term 'new development' should embrace all kinds of change such as window replacement, extensions, etc., the cumulative</li> </ul>	<b>A map of Heritage Assets has been included</b>  <b>Cheshire HER see Character Assessment Appendix M</b>  <b>The term "Development" has been defined and is in the Glossary</b>

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					<p>impact of which can seriously erode an areas local distinctiveness and character. The policies need to be robust, as it is against these that Council Officers will assess planning applications (including those for smaller-scale development, such as alterations and extensions), and on which they will rely to rebut challenges at appeal.</p> <ul style="list-style-type: none"> <li>There is no mention of permitted development, which is pernicious and cumulatively degrades character. Over recent years the scope of permitted development has been extended and, where properties are not subject to Article 4 directions, this poses new threats to the historic townscape and local character. The Neighbourhood Plan could be an opportunity to provide guidance to house and business owners, promoting best practice.</li> </ul>	
				Suggested heritage statements for inclusion within the plan	<p>Cuddington Parish contains a number of heritage assets. The Neighbourhood Plan seeks to protect these assets and promote an overall high quality setting for them, to sustain and enhance their significance for the enjoyment of the local community and visitors alike.</p> <p>The character and local distinctiveness of Cuddington Parish is due as much to the numerous small, repetitive details as it is to individual historic assets. The cumulative negative impact of small-scale development, such as extensions, window replacement, etc. can destroy the uniformity and commonality which makes the area more than a collection of individual buildings. The Neighbourhood Plan recognises the contribution which small elements make to the character of the area and seeks to protect them.</p> <p>Suggested additional points for possible inclusion within the Plan:</p> <ul style="list-style-type: none"> <li>The Neighbourhood Plans seeks to protect and where possible enhance both designated and non-designated heritage assets and historic landscape character and puts in place measures to avoid or minimise impact or mitigate damage.</li> <li>Original architectural details such as cornices, fenestration, architraves, etc. are important to the character of the conservation area and preservation or restoration of these features will be encouraged.</li> </ul>	<b>These words will be put into the final edit in para 6.1.9</b>
				Appendix D – Proposal map	<p>The boundary for Blakemere Village is large and does cover greenfield sites in the countryside to the north and south. This would conflict with policy STRAT 9 of the Local Plan (Part One) and STRAT 1 that directs development to brownfield sites. We would suggest drawing a tighter boundary around the built element of Blakemere.</p>	<b>See Blakemere section below</b>
				Appendix E – Environment map	<p>Green belt and countryside look similar and would not be distinguished if the map was printed in black and white or for someone who is colour-blind. Would suggest using a different pattern between the two designations or just identify the greenbelt.</p> <p>Not all of the Local Wildlife Sites (formerly Sites of Biological Importance) are shown. Those not identified are Kennel Wood and Littledale Gorse. The location of these should be shown on the Local Plan interactive mapping. Part of Pettypool Woods (north of Pettypool Brook) is recognised as Ancient Woodland. The location of this and other habitats is available on <a href="http://www.magic.gov.uk">www.magic.gov.uk</a></p>	<p><b>The map will be re-coloured to improve the clarity</b></p> <p><b>The Environment Map will be modified</b></p>

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				Appendix F – Local Green Space Map	Letters on some of the street names have rotated around the bowling green.	<b>This is being resolved for the submission version</b>
				2.2	The paragraphs could be rearranged to help with the flow. You could start with the legal parts, such as the legislation and what Neighbourhood Plans are and then move on to the strategy of the Local Plan and the settlement hierarch i.e. key service centre.	<b>Comments noted</b>
				Page 7 top of the page and again on page 8	The formatting of the paragraph is confusing. The text on previous pages is read in columns, whereas this paragraph is read across the page.	<b>This has been addressed in the Submission version</b>
				Page 8 5.1	Key service centres were defined based on the services and facilities within the village. The Key Service Centre Background Paper demonstrates the assessment made of the village. <a href="http://consult.cheshirewestandchester.gov.uk/file/2581181">http://consult.cheshirewestandchester.gov.uk/file/2581181</a> It may be helpful to move the objectives and vision before the spatial strategy.	<b>This has been addressed in the Submission version</b>
				Page 9 Environment	Suggested additional bullet point: "Protecting and enhancing the characters of the Plan Area (as identified in the Character Assessment)".	<b>This has been addressed in the Submission version</b>
				Page 9 diagram	Would be helpful to name the diagram as referenced in the text in 5.1 'Spatial Strategy Diagram'.	<b>This has been addressed in the Submission version</b>
				6.1.3 Summary of evidence	Title could say 'summary of evidence base and consultation responses'  Helpful evidence could be provided in the Landscape Strategy, which was evidence for the Local Plan (Part One).	<b>This has been addressed in the Submission version</b>
				Page 11 6.1.3 (The fifth paragraph)	STRAT 1 is a policy in the Local Plan (Part One), not a sustainability objective.	<b>This has been addressed in the Submission version</b>
				Policy 1 – Landscape Setting	Removal of 'all' development and 'any' development. To ensure that it is only relevant applications that do have an impact are covered by the policy. The policy could be re-arranged to read:  <del>Any</del> development should respect the landscape setting ... The Neighbourhood Plan seeks to protect and enhance the landscape setting off Cuddington. <del>All</del> development ...	<b>The settlement boundary has been defined as the Key Service Centre in the NP preamble. Thereafter all references are to the KSC</b>



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				Policy 4 – Habitats and wildlife corridors	<p>Reference to protection of existing statutory (SSSI) and non statutory (Local Wildlife Sites) nature conservation sites, as well as the borough wide ecological network could be made.</p> <p>It is not clear how to use the areas identified for possible protection. Does the policy protect these areas and not allow development? Suggested wording could include:</p> <p><del>Where appropriate</del>, New developments <del>must</del> <b>should</b> not create divisions between existing important wildlife corridors and <del>must</del> <b>where possible should</b> contribute to the creation of new improved links.</p> <p>The wildlife corridors should be defined on the policy map, so we are clear where this boundary is. Tattenhall Neighbourhood Plan could be a helpful example of defining an indicative wildlife corridor.</p> <p>Policy links - we would advise being clear about what stage of the Local Plan (Part Two) you are using i.e Local Plan (Part Two) Preferred Approach. As this is a draft document, the policies and the policy numbers are likely to change. Therefore, for submission, this policy reference should be checked for the up-to-date policy.</p>	<p><b>Duly noted in policy re-drafting</b></p> <p><b>All references are to Local plan part 1. Local plan part 2 is still in consultation</b></p>
				Policy 5 – Protecting Trees, Hedgerows and vegetation	<p>Policy wording suggestion:</p> <p><del>Any</del> development proposals <del>must</del> <b>should</b> demonstrate – through documentation submitted within the planning application – how they <del>have</del> <b>would</b> retained existing hedgerows, trees and vegetation.</p> <p>It would be helpful to include the type of native species you would like to see, or if this is in the character assessment, make reference to this in the text. Central Gowy South Neighbourhood Plan maybe a helpful example.</p>	<p><b>Rewrite as:</b></p> <p><b>Development proposals need to demonstrate – through documentation submitted within the planning application – how they propose to retain existing hedgerows, trees and vegetation</b></p> <p><b>Look at the Wooded Areas Section of the CA for tree lists (appendix L para 3)</b></p>
				Policy 6 – Local Green Space	<p>Evidence to designate these sites should be included and referenced in the text. Why are these sites special and how to they contribute to the village? The wording in NPPF is ‘very special circumstances’ that maybe useful wording to include in the policy.</p> <p>There seems to be other areas of green space, such as the playing fields on Norley Road that you may want to consider for a Local Green Space.</p>	<p><b>Green Space exercise completed</b></p>
				Policy 7 – Open Countryside	<p>3<sup>rd</sup> Paragraph – would be helpful to define where in the Local Plan i.e. policy STRAT 9 or ENV 6?</p> <p>There could be unintended consequences with the second paragraph – i.e. existing residential properties extending or the impact on existing buildings. The policy could make reference to uses that are appropriate in the countryside and link the policy with the criteria in STRAT 9 of the Local Plan (Part One).</p> <p>There could be reference to the defined settlement boundary in the policies map. The Neighbourhood Plan is defining the boundary.</p>	<p><b>Comments noted</b></p>

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					<p>The criteria in STRAT 9 of the Local Plan (Part One) will be applied to development in the greenbelt.</p> <p>It would be helpful to define what you mean by recreation and low key recreation and the types of uses that would be appropriate in this location.</p>	See glossary of terms – draft NP appendix A
				Policy 8 – Views and Vistas	<p><del>Any</del> development ...</p> <p>What are the key landmarks? It would be helpful to show on a map where they are.</p>	Views & Vistas Map updated
				6.1.18 key policy links	ENV 38 – Chester District Local Plan not relevant to the plan. If you feel that the policy explains what you are trying to achieve, this can be included in the policy text, but not as a policy link, as it doesn't apply to Cuddington Parish.	Reference removed
				Policy 9 – employment development	<p>A2 and B1a uses are main town centre use that should be located in local retail centres. Why is it restricted to these uses, is this uses that already exist?</p> <p>Not sure what the second paragraph adds to the policy, what are you hoping to achieve, what do you expect from the applicant?</p> <p>We are not aware of existing employment sites in the neighbourhood plan area, do you have something in mind that you are looking to protect. Employment use is defined as B1, B2 or B8 uses. The policy could refer to existing businesses rather than employment?</p>	<p>Comment noted and actioned</p> <p>Change local centres to local retail centres, alter Map key to Local Retail Centres</p> <p>Policy 9 re-drafted</p>
				Policy 10 – retail development	<p>Reference ECON 2 in the Local Plan (Part One).</p> <p>Evidence should be provided for 200sqm limit within local retail centres. Retail need is no longer a requirement of the NPPF and therefore should not be referenced in the policy. The policy could promote uses that contribute to the day to day needs of the community. The Local Retail Centre should be a viable place and focus for retail development, therefore remove the reference to no other viable location.</p> <p>It may be helpful to think about what would happen for an application out of the local retail centre. Policy ECON 2 in the Local Plan (Part One) does consider out of centre, which you could refer to in the policy.</p> <p>Policy ECON 2 directs main town centre uses development to 'in centre' locations i.e. local retail centres that are in keeping with the role and function of that centre. If retail development is proposed edge or out of centre, a sequential test should be undertaken in line with policy ECON 2 and the NPPF to demonstrate why the use cannot be accommodated in the local retail centre.</p>	Policy 10 re-drafted
				6.2.6 key policy links	There is a newer version of the Cheshire Retail Study 2016.	Comment noted and actioned
				6.2.7	The text explains two local retail centres, but three is shown on the indicative map. Is Delamere Park open to the general public, or just residents?	Remove DP centre and re-label the Proposals map

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				Policy 11	<p>It states where conversion of a property for home working results in the loss of car parking spaces(s) that it needs to be replaced. This is a restrictive policy and that has a blanket response to a range of situations. An example being a large dwelling with a lot of parking area that is not all used and they take a space away and it makes no difference.</p> <p>The issue of fly parking is mentioned, but if a road is capable of taking on-street parking, without significant detriment, it is not a reason you would win an appeal on.</p> <p>The policy could read something like; where the loss of the parking spaces would lead to an unacceptable impact on the operation or safety of the highway the proposal would not be supported.</p> <p>Does the policy have a limit on the number of people that would be allowed to work from home? There is a concern that change of use for uses such as a nursery would have a number of employees and is no longer a dwelling and needs a change of use. The use, such as a nursery could also be better suited to other locations, such as retail centres, which the policy doesn't consider. It is suggested that working from home should be ancillary to the main dwelling house to prevent the working element taking over the dwelling.</p>	<b>Policy 11 re-drafted</b>
				Policy 12 - Tourism	<p>Key service centre settlement boundary is defined in the policy map</p> <p>It would be helpful to define the types of tourism you mean. The policy reads as though it is just referred to as camping and caravanning. If this is the case, visitor accommodation might be more appropriate and would align with what is proposed in the Local Plan (Part Two).</p> <p>The third paragraph should be positive and would suggest policy wording such as:</p> <p>Applications for the creation of new tourism uses will be <del>resisted</del> <b>supported</b>, <del>unless they are</del> within the defined key service centre (as defined by the Local Plan); are for the reuse of a previously developed site(s); or for the <b>small scale</b> diversification of farms <del>or development at Blakemere Village permitted under Policy 13.</del></p> <p>– ‘or cause impact on key junctions’. – This is not clear what that means. As it doesn't set out what is meant by impact – it needs to be more like: severe detriment to the operation of key junctions.</p>	<b>Policy 12 re-drafted</b>
				Policy 13 Blakemere	<p>We would suggest removing reference to limited food and drink and replace it with ancillary uses. A3 and A4 uses are main town centre uses and would need to demonstrate why this use couldn't be in local centres.</p> <p>Suggested wording: Development of <del>these uses on this site</del> must be confined to the existing developed footprint <del>and should be part of an overarching scheme.</del></p> <p>The last sentence – it would be hard to enhance the visual appearance of the wider open countryside. The wording could be amended to include site appearance from the surrounding area.</p>	<b>Policy 13 re-drafted</b>
				6.2.12 key policy links	ECON 2 relates to leisure and ECON 3 relates to visitor economy Cheshire Retail Study 2016	<b>Comments noted</b>

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				6.3	<p>The 2017 Housing Land Monitor is now available and the Land Allocations Background Paper shows that Cuddington and Sandiway has a remaining requirement of -2. Therefore the Parish is very close to meeting its housing target. Reference to these documents can be made in the evidence base.</p> <p>Land allocations background paper:  <a href="http://cmttpublic.cheshirewestandchester.gov.uk/documents/s54151/Appendix%20A%20-%20Land%20Allocations%20Background%20Paper.pdf">http://cmttpublic.cheshirewestandchester.gov.uk/documents/s54151/Appendix%20A%20-%20Land%20Allocations%20Background%20Paper.pdf</a></p> <p>Housing Land Monitor 2016/2017:  <a href="http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/mon/">http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/mon/</a></p>	<p><b>Comments noted</b></p> <p><b>Housing &amp; Design Section re-drafted</b></p>
				Policy 15 Affordable housing	<p>The threshold is 3 units or more or over 0.1ha to provide 30% affordable units.</p> <p>Suggested policy wording:  Affordable housing (including shared ownership and social rented housing) should <b>be provided to</b> meet local needs in accordance with the Cheshire West and Chester Local Plan <b>(Part One)</b> policy <b>SOC 1</b>.</p> <p>Affordable housing should be built in accordance with identified mix and types of dwelling <del>required by the relevant registered social landlord or reflect the types outlined in Policy 14-</del> <b>or required in any updated housing needs survey.</b></p>	<p><b>Housing &amp; Design Section re-drafted</b></p>
				Policy 16 and Policy 17	<p>We would suggest combining these two policies together. Allowing infill and conversions in the settlement boundary and small scale residential on brownfield land where they comply with other policies in the development plan. This would make the part of the policy that refers to access to services and facilities more useful, as development in the settlement boundary is likely to have access to these facilities.</p> <p>The last sentence in policy 17 should be deleted. This is not positive and the policy directs development to the settlement boundary and brownfield sites – “Development on sites beyond the settlement boundary will be resisted”. You could reference the settlement boundary in the explanatory text, explaining that the boundary is defined by green belt to the north, east and west and there is strong boundary to the south by the A556.</p> <p>It would be hard to supply a broad range of housing if only one dwelling is being developed and would suggest deleting this reference:  All schemes should ensure that they deliver the <del>broad mix</del> of housing types set out in Policy 14 of the Neighbourhood Plan.</p>	<p><b>Housing &amp; Design Section re-drafted</b></p>
				Policy 18 – Design for new development	<p>Third paragraph – where appropriate is used a few times in the bullets, so don’t think you need it at the start of the bullet points. However, where appropriate could be added to the last bullet point.</p>	<p><b>Housing &amp; Design Section re-drafted</b></p>
				6.3.13	<p>The sentence that relates to extensions could be included in the policy itself.</p>	<p><b>Housing &amp; Design Section re-drafted</b></p>
				6.4.3	<p>3<sup>rd</sup> paragraph – Key Service Area Centre</p>	
				Policy 21	<p>The policy should simply refer to the new Cheshire West and Chester parking standards SPD. The first sentence does this in the policy. The second sentence and the final sentence should be deleted as it is not enough to say that there will</p>	<p><b>See re-worded Travel &amp; Movement Section Policy 20</b></p>

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					be no additional on-street parking as it comes down to what the actual impacts from it are before being able to see if there is robust enough reason to refuse it on.	
				Policy 22	Impact needs to be significant applications. Information is not sought where it is clear what the levels of impact are likely to be. Suggested wording: <del>All applications, regardless of scale,</del> <b>New development which is likely to generate significant additional traffic</b> should consider their wider impact on traffic and endeavour to improve road safety, reduce speeds and encourage walking, cycling and the use of public transport. For the 2 <sup>nd</sup> part of policy 22, you should be looking to repeat what the NPPF says about Severe additional impacts. That is the test set out. Suggested wording: New development which <b>would</b> generate significant additional traffic and causes <del>severe</del> negative impacts on roads within the Parish...	<b>See re-worded Travel &amp; Movement Section Policy 21</b>
				7.2	The key service centre doesn't have strategic sites and would delete this part – it does have committed sites that are still relevant.	<b>Deleted reference to strategic sites</b>
Sam Ryan	Turley for Blakemere Village and Catesby Property Group	Statutory Consultee and Local Business	Draft Plan	All	<p><b>Letter</b></p> <p>On behalf of Blakemere Village and the Catesby Property Group (“BV&amp;C”), I am pleased to respond to the consultation on the Pre-Submission version of the Cuddington Neighbourhood Plan (“CNP”). BV&amp;C welcome the opportunity to comment on the plan and look forward to a constructive dialogue with the Parish Council as it progresses.</p> <p>This letter sets out a brief summary of BV&amp;C’s interests in Cuddington and the representations that are set out in detail on the attached forms and supported by the following documents not included with this Consultation Table:</p> <ul style="list-style-type: none"> <li>• Blakemere Village, Cuddington - Turley and Rural Solutions Ltd (July 2017)</li> <li>• A Plan to Revitalise Blakemere Village – Rural Solutions Ltd (July 2017) – please note that this report contains commercially sensitive information and is submitted by way of background information to the Neighbourhood Forum only. It is clearly marked as Private &amp; Confidential and should not be made available to the public.</li> <li>• Landscape, Ecology and Archaeology Technical Note – EDP (July 2017)</li> </ul> <p><b>Blakemere Village</b></p> <p>Blakemere Village is an established visitor destination comprising a complex of leisure, leisure/retail and associated activities; including a touring caravan park, craft workshops, restaurant, falconry centre, office accommodation and a pre-school nursery. It is located on the south side of Chester Road on the edge of Sandiway; the site attracts approximately 200,000 visitors per annum.</p> <p>Blakemere Village makes a significant contribution to the local economy providing c.251 jobs on-site (equates to 148 FTE jobs) and supporting around 70 FTE jobs within the local supply chain, related businesses, and from onward expenditure within the wider area.</p>	<p><b>The Parish Council fully understands the challenges that the Blakemere businesses face in competition with other tourist attractions in the mid Cheshire and South Cheshire areas and for some businesses the growth of internet shopping.</b></p> <p><b>The Draft Neighbourhood Plan, in response to resident feedback on the value of Blakemere as a craft centre and tourist attraction, is supportive of the development of Blakemere within the existing footprint as defined in the Proposals Map – Appendix E</b></p> <p><b>We cannot support development outside the existing footprint, as this would conflict with our Policy 7 - Open Countryside.</b></p> <p><b>The response of the residents of the Parish regarding housing development has been strongly and consistently against any further housing development, and the Neighbourhood Plan has responded to that in its policies, Policies 14,15,16 and 17.</b></p>

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					<p>The value of Blakemere Village to the local community is clearly set out in the draft Neighbourhood Plan and the evidence base informing its production; which demonstrate that a significant number of people living within the parish regularly visit the site and, even more (91% of respondents) wish to support its long term retention.</p> <p>Notwithstanding the above, Blakemere Village is currently facing a number of key challenges that are likely to adversely impact on its long-term future and sustainability. It is experiencing stagnating rental values, increased vacancies, declining visitor numbers and reducing employment; if those issues are not addressed then it is likely that the site will eventually close.</p> <p>The operators of Blakemere Village wish to remain at the site and continue to support local businesses and the rural economy. They have commissioned Rural Solutions Ltd to undertake a detailed analysis of the site, preparing an outline business case and recommending headline proposals for on-going investment to secure its long term sustainable future; details are set out in the enclosed documents.</p> <p>The preliminary proposals for Blakemere require c. £8m of capital investment; a sum that is simply not available to the owners. For that reason, BV has entered into a partnership with Catesby to investigate options for delivering a mix of housing on the site, comprising housing and elderly persons' accommodation, to meet local needs and provide funds for investment into the business. Further details are set out in the attached documents.</p> <p><b>Cuddington Neighbourhood Plan</b></p> <p>Blakemere Village welcome the fact that the draft Cuddington Neighbourhood Plan (CNP) specifically recognises the value of the site as an important leisure / retail / tourism destination and sets out a policy to support development at the site (policy 13). Notwithstanding, the detailed wording of the draft policy is considered too restrictive in light of the challenges currently facing Blakemere and more likely to accelerate the decline that is already in evidence, rather than providing support for its on-going success and clearly articulated in the plan.</p> <p><b>Representations</b></p> <p>The enclosed representations set out BV&amp;C detailed comments and suggested proposed changes to various policies in the Neighbourhood Plan to support BV in the long term through:</p> <ul style="list-style-type: none"> <li>• A more flexible site specific policy that supports a range of appropriate uses at the site</li> <li>• Allowing some market housing to meet locally identified needs and provide much needed investment into BV</li> <li>• Revision to the settlement boundary to include land at BV within the settlement</li> <li>• Complementary minor revisions to other policies in the plan to make clear that retail, tourism, housing and employment development are acceptable uses to</li> </ul>	<p><b>The definition of the Key Service Centre and all that this implies is prescribed in the CWaC local plan.</b></p>

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					<p>support BV, subject to the general criteria for each of those types of development</p> <p>The proposed revisions to the plan are intended to support the long-term future of BV while ensuring that its wider objectives, including those for protecting and enhancing the environment and the character of the settlement, are not compromised by any development that takes place at the site. The amendments represent an appropriate balance between the four key objectives of the plan to deliver its overall vision.</p>	
				<p>Policy 13 Blakemere Village</p>	<p>The Neighbourhood Plan confirms that Blakemere Village is a valued local resource as a tourism / retail / leisure destination and source of local employment. In the Cuddington Neighbourhood Plan Policy Consultation 91% of respondents supported the Policy on Blakemere that was set out in that document that <i>“Any development on this site should support the commercial and tourist facilities at Blakemere, avoiding their loss or change of use while improving links with Cuddington”</i>.</p> <p>Blakemere Village [BV] welcomes the support that the plan provides and the inclusion of a specific policy for the site. Notwithstanding, BV is concerned that, as drafted, the policy is unduly restrictive and likely to lead to the decline and, potentially, closure of the facility.</p> <p>The accompanying document to these representations, entitled: ‘Blakemere Village, Cuddington’ and its supporting technical reports, provide a detailed review of BV highlighting the current challenges that the site faces in attracting customers and retaining businesses. It confirms that there is a requirement for significant investment in BV to improve its appeal as a visitor destination if it is to remain a sustainable and viable operation in the long term.</p> <p>A business plan has been prepared by rural business specialists, Rural Solutions Ltd [RSL], setting out proposals for new leisure / tourism facilities to appeal particularly to young families and the over-45 age group; this includes a new play barn with associated food and drink offer, and consolidation and expansion of the existing leisure/retail units through reconfiguration and new build development. Without that investment, RSL predict that the site will gradually decline, leading to its eventual closure. That is clearly contrary to the wishes of the community, as reported in the draft NP.</p> <p>The scale of new buildings and types of uses required to support the future of BV extends beyond that set out in draft policy 13 and related policies in the plan, including that for housing development (see below). As a consequence, BV request amendments to that policy to provide enhanced support for an appropriate scale of development and investment to secure the long-term future of the site. The suggested revised wording is set out below:</p> <p><b>Policy 13 – Blakemere Village</b></p> <p><i>“The development of <del>small scale</del> tourism, retail and leisure uses at the Blakemere Village (as defined on the Proposals Map*) will be permitted subject to ensuring that any development meets the criteria set out in policies 9, 10 and 12 of the</i></p>	<p><b>Policy 13 has been re-drafted to clarify the Parish Council position</b></p>

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					<p><i>Neighbourhood Plan. Limited Food and drink retail (A3 or A4 Use class) development <del>may</del> will also be appropriate as part of a mixed use solution. Development of these uses on this site <del>must be confined to the existing developed footprint and</del> should be part of an overarching scheme. Any planning application must demonstrate how access to these facilities can be secured for those walking and cycling from residential areas north of the A556, and deliver an enhancement to the overall character and visual appearance of the wider open countryside beyond"</i></p> <p>*the area of BV defined on the proposals map should be extended to include additional land west of the access road for expansion and/or investment to support the future use of the site</p>	
				6.2.13 explanation to Policy 13	<p>As a consequence of the suggested changes to policy 13, amendments are also suggested to the first two paragraphs of 6.2.13 to reflect the actual situation at BV and ensure consistency between the policy and supporting text:</p> <p><i>"Blakemere Village is an existing <del>small scale</del> retail and leisure complex based around the former Edwardian stable buildings of Blakemere Hall. The Neighbourhood Plan supports the ongoing use of this facility and the reuse of land and buildings to further the leisure and tourism offer, <del>which are uses identified as being commensurate with the open countryside location. These facilities are to be within the existing Blakemere Village site 'footprint' and should be 'small scale' in character. This will help support local business, and crafts and a range of facilities used by the local community.</del></i></p> <p><i><del>In some circumstances</del> Food and drink may form part of the mix of uses on this site, but should not be the <u>main</u> driver for further development. Residential and further retail uses <del>do not form part of the uses that are considered acceptable as part of the mix as there is no need for further housing and appropriate growth can be accommodated within the settlement boundary to provide investment to support the long term future of the site."</del></i></p>	
				Policy 9 Employment Development	<p>The NP clearly recognises that BV is a valuable source of local employment. The documents accompanying this report confirm that in 2016 the site provided a range of full and part-time jobs for 251 persons; this includes some office and professional service uses (use classes A2 and B1) in the converted farm buildings. Notwithstanding, the relevant employment development policy of the draft neighbourhood plan fails to recognise the role that BV plays as the main source of employment in the parish – to that extent the draft policy is inconsistent with policy 13 (see above).</p> <p>In order to recognise the role that BV plays and ensure consistency between the various policies in the plan it is recommended that the first paragraph of policy 9 is amended as follows:</p> <p>Policy 9 – Employment Development</p> <p><i>"Small scale developments which create new employment uses, (use classes A2 and B1 only) will be permitted on sites within the settlement boundary, <del>or</del> on previously developed sites elsewhere within the Parish and at Blakemere Village"</i></p>	<p><b>The Key Service Centre is described in the CWaC local plan and covers the settlement of Sandiway and Cuddington only. The Neighbourhood Plan does not seek to change this</b></p>

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				Policy 10 Retail Development	<p>Blakemere Village is an existing retail / leisure destination; the accompanying documents demonstrate that it currently contains over 2000sqm (20,000 sqft) of retail floorspace in a range of units. The retail offer is an important component of the appeal of BV, both as a direct source of local employment and in attracting visitors to the site.</p> <p>While paragraph 6.2.13 recognises that BV is a retail destination, neither policy 10 nor the site specific policy for Blakemere (policy 13) make any reference to further retail uses being permitted at the site.</p> <p>Draft policy 10 seeks to impose a maximum limit on the size of retail units that will be permitted in the parish. The limit is modest and would severely restrict the range of future occupiers at BV, many of whom already occupy larger retail units without harm to existing town and local centres.</p> <p>The restriction suggested by policy 10 is also inconsistent with policy ECON2 of the Cheshire West and Chester Local Plan which does not set any maximum size for retail units, but identifies thresholds beyond which an impact assessment will be required; for Cuddington the relevant threshold is 200sqm.</p> <p>The policy of the local plan is in accordance with national planning policy at paragraphs 25 and 26 of the NPPF and the associated planning practice guidance. The purpose of such assessment is to ensure that any new retail development does not harm the vitality and viability of existing centres. On that basis national guidance encourages flexibility in plan-making, decision-taking and on the part of applicants while recognising that retail uses tend to compete with their most comparable competitive facilities [NPPG paragraph: 016 Reference ID: 2b-016-20140306].</p> <p>Having regard to the above, the following amendments to the first and third paragraphs of draft policy 10 are required to ensure that the Neighbourhood Plan complies with national and local development plan policies:</p> <p><b>Policy 10 – Retail Development</b></p> <p><i>“The creation of new, or the expansion of existing shops, financial services and professional and food and drink uses (comprising of planning use classes A1 – A5), will be encouraged within the local centres identified on the proposals map <u>and at Blakemere Village</u> to help meet local day-to-day needs <u>and support the on-going vitality and viability of those existing retail / service locations.</u>”</i></p> <p><i>“Any retail development within these areas <del>will be small scale or limited</del> to that is in excess of 200sq.m will require an impact assessment to demonstrate the effect on any existing centre within the catchment”</i></p>	<b>Policy 10 has been re-drafted</b>

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				Policy 16 Location of Dwellings	<p>Section 6.3 of the draft Neighbourhood Plan sets out the proposed policies relating to new housing in the parish. It provides an overview of the Housing Needs Survey which reports:</p> <ul style="list-style-type: none"> <li>• An aging population</li> <li>• Over-abundance of larger (4+ bedroom dwellings)</li> <li>• General lack of affordability</li> <li>• Need for more smaller family homes</li> <li>• Demand for elderly persons' accommodation</li> </ul> <p>The plan also identifies the housing requirement for the parish that is set out in the Cheshire West and Chester Local Plan and comments that the majority of that housing requirement has already been met by recent developments, thereby indicating that there is no need for further housing other than relatively small scale development (&lt;10 dwellings) within the settlement boundary.</p> <p>While the local plan does identify a target housing figure for the parish, the relevant policy in the local plan (policy STRAT8) does not set a maximum figure, but indicates that 'at least' 200 new homes should be developed in Cuddington / Sandiway. In the circumstances, the identification of additional housing sites to meet the qualitative needs identified in the Household Needs Survey would not be inconsistent with the adopted local plan.</p> <p>Land at Blakemere Village is an ideal location to accommodate new housing development to meet the identified need, including extra-care accommodation for the elderly. Occupiers of small family homes and elderly persons' housing are the typical users and target market for BV and there would, therefore, be mutual benefit in such development as part of a mix of uses at the site.</p> <p>Further and as clearly set out in the accompanying documents to this representation, there is a need for significant financial investment in Blakemere Village to secure its long-term future; that can only be delivered through releasing part of the land for a wider range of other compatible uses and re-investing receipts into the business.</p> <p>In order to address the particular qualitative housing needs and provide much needed investment to secure the long-term future of Blakemere Village, the following amendments are required to the first paragraph of draft policy 16:</p> <p>"The Neighbourhood Plan will permit <del>small scale</del> residential developments within the settlement boundary, <u>including on land at Blakemere Village as part of a mix of uses to secure the long term future of the site as a tourist / retail / leisure destination.....</u></p>	<p><b>The response of the residents of the Parish regarding housing development has been strongly and consistently against any further housing development, and the Neighbourhood Plan has responded to that in its policies, Policies 14,15,16 and 17</b></p> <p><b>Accessibility to the Key Service Centre and its facilities, doctors, dentists and shops for the ageing population in the Parish, is a key feature of the Neighbourhood Plan. This is in response to the feedback from residents in the Village Plan and the Housing Needs Survey. Blakemere cannot provide that accessibility</b></p>

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				Appendix D Proposals Map	<p>Blakemere Village is identified as a 'key facility' on the spatial diagram at page 9 of the draft plan in recognition of its importance in supporting local businesses. The site is also specifically identified on the proposals map, lying to the south of the settlement boundary which is marked by the A556.</p> <p>BV recognises that the A556 has historically formed the boundary of Cuddington / Sandiway. However, that boundary is historic and dates back to the time when BV was first established as a tourism / retail / leisure destination. In the intervening period, the scale of operation at BV has expanded and is now the largest employer in the parish containing a wide range of buildings and hardstanding.</p> <p>In recognition of the scale of use and built development at BV it would be appropriate to now modify the settlement boundary to include the site within the boundary as shown on the attached plan. Such change would not be incompatible with the approach taken to the settlement boundary north of the village which extends, in part, north of the railway line and west along Cuddington Lane.</p>	<p><b>The Key Service Centre is described in the CWaC local plan and the Neighbourhood Plan does not seek to change this</b></p>
Craig Barnes	Barton Willmore for Ashall Homes Ltd	Agent	Draft Plan	Proposals Map	<p>Appendices C to G of the CSNP sets out the Proposals Maps for Cuddington and Sandiway Parish. In total there are five maps making up this overall spatial picture of the Parish, including an overall Proposals Map (showing key development allocations), Environment Proposals Map (showing environmental/undeveloped land based designations), a Boundary Proposals Map, Key Views and Vistas Map, and an Open Greenspace Map.</p> <p>Our Client's comments on the Views and Vista Map are made in Section 4 of this representation in relation to Policy 8</p> <p>To reduce the amount of mapping required, our Client believes that the Boundary Proposals Map could be removed. This map adds nothing in addition to the Overall Proposals Map (in Appendix C), and its removal will provide for a more concise document with less chance of misinterpretation. The mapping layers shown on the Boundary Proposals Map can simply be added to the Overall Proposals Map.</p> <p>Our Client is unclear as to what the Key Service Centre Boundary shown on the Proposals Map is meant to illustrate. It is uncertain as to whether the boundary shown on the Proposals Map relates to the extent of the settlement covered by Policy STRAT8 of the Cheshire West and Chester Part One Local Plan, or whether it seeks to establish a new settlement boundary for Cuddington/Sandiway taking account of recent developments in the village. Clarity is necessary on this issue given the reliance placed upon the settlement boundary in the later policies of the CSNP.</p> <p>If the purpose of the boundary marked upon the Proposals Map is to outline the extent of Policy STRAT8, then this should be clearly stated. Should this be the case, the CSNP should equally make clear that the settlement boundaries of the Parish are currently being reviewed through the Cheshire West and Chester Part Two Local Plan being prepared by the Council. Should changes to the boundary be made through the Part Two Local Plan, this will require a review and revision to the Neighbourhood Plan.</p>	<p><b>Cuddington Parish comprises some very different areas, ranging from green belt, areas of settlement, an area specified as a Key Service Centre and open countryside /greenfield space. The maps are there to help clarify the boundaries and to add different levels of detail covering environmental, heritage and visual aspects of the Parish which are important to the residents</b></p> <p><b>Several maps are offered in the Neighbourhood Plan to ensure that each aspect is clear</b></p> <p><b>The Key Service Centre is described in the CWaC local plan and the Neighbourhood Plan does not seek to change this</b></p>

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					<p>CSPC should clarify what the Key Service Boundary is meant to represent. It is unclear whether this relates to Policy STRAT8 of the Part One Local Plan or shows a revised settlement boundary for Cuddington/Sandiway;</p>	
				<p>Spatial Diagram</p>	<p>Section 5 of the CSNP introduces the Spatial Strategy/Vision for Cuddington and Sandiway Parish. The Strategy relates to the spatial diagram as shown on Page 9 of the CSNP. This identifies key features within the Parish, outlines key areas requiring protection for certain uses, and shows the parts of the Parish where improved connections are sought.</p> <p>It is unclear as to what purpose the spatial diagram serves. The supporting text makes clear that the spatial diagram is not to be treated as a proposals map. Nonetheless, our Client is concerned that the diagram could be misinterpreted as representing policy, especially given later references to it in Policy 8 of the CSNP.</p> <p>Furthermore, it is unclear on what basis areas outside of the defined urban area (identified as preserving landscape setting or zone of recreation) have been identified. Land north of the A556 (beyond the existing settlement boundary) is designated as Green Belt by the Cheshire West and Chester Part One Local Plan Proposals Map, and is likely to be retained by the emerging Part Two Local Plan. This designation is likely to be sufficient in respect of protecting the northern, eastern and western parts of the Neighbourhood Plan Area from inappropriate forms of development which could potentially have an adverse impact on the setting of the settlement.</p> <p>To the south of the A556, the land is subject to a broad mix of uses, including residential, commercial, agricultural and recreational. The area is not identified as a zone of recreation on the spatial diagram, and correctly so given that the majority of land within is in private ownership. Accordingly, there is little the CSNP can do to invoke this use of this land.</p> <p>A noteworthy opportunity for the surrounding Green Belt land (which covers the northern, western and eastern parts of the Neighbourhood Plan area) is its role in providing a source of recreation. This is set out in Paragraph 81 of the NPPF, with national policy encouraging local planning authorities to plan positively to enhance the beneficial use of the Green Belt. The CSNP could seek to act upon this by identifying opportunities for recreation and biodiversity on land to the north of the A556.</p> <p>Our Client is concerned that land identified as "Landscape Setting" and "Recreation Zone" within the diagram is made without sufficient evidence and could be seen as protecting large areas of land from development, contrary to the PPG. Both areas should be removed from the diagram to ensure consistency with national planning policy</p>	<p><b>The Spatial diagram is a conceptual drawing</b></p> <p><b>The land south of the A556 is currently used for significant recreational activity. There is a golf course, the Pettypool centre, a large number of PROW throughout the area, leisure activities promoted by Blakemere, all of which are supported in the draft Neighbourhood Plan</b></p> <p><b>The NP is supportive of this kind of use. The use for any other kind of development is not supported but see response to comments on Policy 7 below</b></p> <p><b>Our village plan response, and the response to the Housing Needs Survey are very strongly against any more development for housing</b></p>
				<p>Objectives</p>	<p>Our Client notes and supports the objectives of the CSNP as set out in Section 5.3 of the CSNP. However, our Client considers that the CSNP should recognise the role that new housing can have in supporting the vitality and vibrancy of village shops, services and facilities through increased patronage. Indeed, this is reflected within Paragraph 55 of the NPPF and PPG ref ID 50-001-20160519, and it would strengthen the robustness of the CSNP if this was equally reflected in the next iteration.</p>	<p><b>The Parish Council does recognise the need to continuously review, refresh and develop our Parish. This is described in our vision for the Parish as expressed in the draft Neighbourhood Plan:</b></p> <p><b>"Cuddington seeks to be a vibrant community centred Parish which retains and enhances its historic and rural village character whilst meeting the needs of all sections of the community"</b></p>

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					<p>Our Client also questions how successful the CSNP's Housing and Design objective will be in improving the housing mix of the Parish, including the delivery of new smaller and affordable homes. As set out later in this representation, our Client does not consider that the policies of the CSNP afford sufficient opportunity to promote the delivery of affordable housing within Cuddington/Sandiway, and instead provides for a policy framework which is more restrictive than the national and indeed local planning policy position.</p>	<p><b>Housing development over the past 5 years has seen the village grow very significantly including delivery of a number of affordable homes</b></p> <p><b>Our objectives refer to and rely on Local Plan Part 1 Strat 8 and Strat 9</b></p>
				<p>Policy 1 Landscape Setting</p>	<p>To adhere to the basic conditions, CSPC needs to ensure that that CSNP does not conflict with the Cheshire West and Chester Part One Local Plan, and the policies of the NPPF and PPG. Our Client is concerned that the prioritisation of the development of brownfield sites, as specified within the Policy, is inconsistent with the local and national policy position which only "encourages" the re-use of brownfield sites (see Paragraph 17 of the NPPF for example). Both the NPPF and Part One Local Plan establish a clear approach to secure sustainable development; however, neither advocate a sequential approach to the development of greenfield sites.</p> <p>Accordingly, CSPC should <u>amend</u> Policy 1 to accord with the national and local policy approach to new development.</p> <p>The prioritisation of brownfield development is inconsistent with the NPPF and Part One Local Plan. The Policy should be amended to "encourage" the use of brownfield sites for redevelopment proposals, consistent with national planning policy</p>	<p><b>The Neighbourhood Plan will respond to all the policies in the NPPF and in the Local Plan and will in addition execute its responsibility to respond to the voice of the community</b></p> <p><b>Policy 1 asks that developers respect the Landscape setting of Cuddington Parish, and be willing to demonstrate that respect</b></p> <p><b>Policy 1 has been re-drafted</b></p>
				<p>Policy 3 Local Heritage Assets</p>	<p>Our Client is concerned that the approach of this policy, whereby seeking to deliver the protection and enhancement for designated and non-designated historical assets, subtly departs somewhat from the national and local policy position. In relation to enhancement, the NPPF (Paragraph 137) simply requires that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.</p> <p>Delivering enhancements to heritage assets is a significant test to pass and one which is largely subjective. A policy requirement to deliver this is likely to result in unnecessary and significant cost implications and added risk to applicants, and reduce the scope for development within large parts of the settlement boundary.</p> <p>Accordingly, the onerous requirement for all developments to deliver enhancements to designated and non-designated heritage assets should be <u>deleted</u> from this policy.</p> <p>The requirement to enhance designated and non-designated historical assets within the Policy represents a departure from national policy and will place undue costs and risk for development proposals within the Parish. The Policy should be amended to reflect the position of the NPPF sets out that where possible, opportunities should be taken to enhance historical assets.</p>	<p><b>The attractiveness of Cuddington Parish as a place to live relies heavily on its heritage assets both built and non-built. The Neighbourhood Plan seeks to preserve this attractiveness for the benefit of current and future generations</b></p> <p><b>These have been identified and documented in the Character Assessment Appendices K, L and M</b></p>
				<p>Policy 4 Habitats and Wildlife Corridors</p>	<p>The Policy should be amended to allow for mitigation through on or off-site measures, or financial contributions should habitats or wildlife corridors be adversely affected by new development.</p> <p>The CSNP must be more specific about those areas which are identified for protection and enhancement listed within the Policy. For example, at present it is</p>	

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					<p>unclear what CSPC means by references made to “connections” between various wooded areas. There should be evidence provided to justify the need to protect these “connections,” including details of their current use by wildlife.</p> <p>This evidence is currently lacking and should be undertaken and published prior to 4.8 submission to the Council.</p> <p>This currently imposes an inflexible framework for applicants which departs from national and local planning policy. The Policy should be revised to allow for mitigation measures should impacts be unavoidable.</p> <p>It is unclear what is meant by “connections” and their location. CSPC should identify these and justify why they should be protected.</p>	<p><b>The next draft of the NP will include a more detailed mapping of these connections.</b></p>
				<p>Policy 7 Open Countryside</p>	<p>Our Client is concerned that the content of the second paragraph within Policy 7, in reference to open countryside, conflicts with the subsequent paragraph of the Policy and wider development plan.</p> <p>Policy 7 sets out that land designated as open countryside is to be retained specifically and only for small-scale, low-key recreational activities or agricultural purposes. However, the preceding paragraph makes reference to all other relevant policies within the development plan. This includes Policies STRAT9 and SOC2 of the Cheshire West and Chester Part One Local Plan.</p> <p>STRAT9 allows the development of the following within the open countryside;</p> <ul style="list-style-type: none"> <li>• Development with an operation need for a countryside location;</li> <li>• Replacement buildings; • Small scale/low impact rural/farm diversification schemes;</li> <li>• Reuse of existing rural buildings, particularly for economic purposes, where building are of permanent construction, and without major reconstruction;</li> <li>• The expansion of existing buildings to facilitate the growth of established businesses.</li> </ul> <p>Policy SOC2 (Rural Exception Sites) allows for schemes of 100% affordable housing to come forward on small sites (including within the Green Belt) on land adjacent to Key Service Centres and Local Service Centres. Cuddington and Sandiway is defined by Policy STRAT8 of the Part One Local Plan as a <u>Key Service Centre</u>.</p> <p>Under both policies, a wider range of development is permitted in the open countryside than currently provided for through the Neighbourhood Plan. No evidence has been provided to explain and justify the departure made from the development plan in this regard.</p> <p>Accordingly, the second paragraph of Policy 7 restricting development should be <u>amended</u> to ensure conformity with the adopted development plan.</p> <p>The restrictive nature of the Policy to types of developments which might be allowed within the open countryside fails to reflect STRAT9 and SOC2 of the Part One Local Plan. The types of developments allowed through Policy 7 should be expanded to reflect local planning policy.</p>	<p><b>Policy 7 refers to and aligns with Local Plan STRAT 9</b></p> <p><b>Expansion of existing buildings within reason would be supported</b></p> <p><b>Proposals for the erection of new builds outside the Key Service Centre will not be supported</b></p>

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				Policy 8 Views and Vistas	<p>It is unclear what importance the views referred to and protected through this Policy have in defining the character of the Parish, its wider landscape setting, recreational value, or residential amenity. Further evidence is needed to justify and explain the views identified on the Proposals Map. This will provide important information for applicants and decision-makers in drawing up and determining any potential planning applications submitted with the Plan Area over the plan period.</p> <p>The right to a view is <u>not</u> a material planning consideration. CSPC must therefore ensure that specific views identified within the CSNP are not to protect a view from a particular property or location on this basis. Reflecting this point, as an example, our Client questions the basis for View 10.3 as identified on the Proposals Map. The view would appear to be taken from a private property, with the view extending across a field to a glimpsed view of another dwelling. There would appear to be very little relevance or importance to this view and the need for its retention.</p> <p>Our Client would therefore ask for it to be <u>deleted</u> from the CSNP.</p> <p>The CSNP should also have regard to the fact that views are never static, and will naturally be subject to change over the course of a year (during seasons). The portraits referred to within this Policy should <u>not</u> be therefore be relied upon to determine planning applications.</p> <p>Our Client is concerned that some viewpoints protected through this Policy are made with the aim of protecting a private view from property rather than for wider reasons. Our Client therefore requests that viewpoints protected through this Policy should be fully justified and supported by evidence illustrating the need for their safeguarding.</p>	<p><b>The Cuddington Parish Character Assessment (CA) represents a very significant piece of consultation in the Neighbourhood Area. Volunteers were sought and came forward to assist and the output of the CA has been widely shared in the Parish</b></p> <p><b>All photographs used in the Drfat Submission Neighbourhood Plan and the CA have been taken from public rights of way.</b></p>
				Policy 14 Housing Mix and Type	<p>Whilst our Client is broadly supportive of this Policy in terms of its approach to housing mix and type (i.e. support for new buyers, families, and the elderly), reference made within the opening paragraph of the Policy to small-scale development is unnecessary. The Policy context is housing mix and type, scale is therefore irrelevant. The scale of development is addressed within other policies of the CSNP.</p>	<p><b>The Neighbourhood Plan is responding to the feedback from the residents. Neighbourhood Plans are required to communicate widely to all stakeholders and to take account of their views to produce a NP which responds to those views and is compliant with NPPF and Local Plan directives.</b></p>
				Policy 15 Affordable Housing	<p>It should be noted by CSPC that the adopted approach towards affordable housing within Cheshire West and Chester is not consistent with latest government guidance in relation to small sites. This is set out in PPG ref ID 23b-031-20161116. The changes mean, as a matter of national planning policy, that the Government will not require affordable housing provision to be made on sites of less than 10 dwellings, and in rural parishes of less than 5 dwellings, with sites of 5-10 dwellings requiring off-site contributions to be made in lieu of on-site contributions.</p> <p>Cuddington Parish is not defined as a “rural parish” under this approach and as such no affordable housing requirement should be applied to small-scale development of less than 10 dwellings within the CSNP to ensure consistency with national planning policy (see basic conditions).</p> <p>Furthermore, Policy 15 does not fully reflect the Part One Local Plan in its position on affordable housing. As set out earlier in this Section, Policy SOC2 of the Part One Local Plan permits the development of small-scale rural exception</p>	<p><b>Responses to questionnaires on the Village Plan and on the Housing Needs Survey for the Parish were very strongly in favour of small brownfield developments to supplement the significant large-scale developments currently being completed in the Parish.</b></p>

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					<p>sites outside of defined settlement boundaries where they respond to an identified housing need, and re affordable housing led.</p> <p>This approach should be reflected in Policy 15 of the CSNP to ensure consistency with the wider development plan. This require amendments to this Policy.</p> <p>The requirement for Affordable Housing provision on sites below 10 dwellings is inconsistent with national planning policy and should be deleted. The Policy should also recognise the role and potential of rural exception sites to deliver affordable housing.</p>	
				Policy 16 Location of Dwellings	<p>It is unclear how this Policy works alongside Policies 1 and 3 of the CSNP. Policy 1 would appear to imply that the development of brownfield sites within the CSNP 27730/A3/CB/SG 9 July 2017 settlement boundary would be acceptable; however, this is reduced by Policy 16. A permissive approach is adopted in Policy 16 towards schemes which are consistent with this locational criteria (a position which is welcomed by our Client). However, it is unclear what opportunity there will be for this when the requirements of Policy 3 (in relation to designated and non-designated heritage assets) are taken into account.</p> <p>It is outlined within these policies that development will only be allowed within the settlement boundary. However, this contrasts and is in conflict with the approach to development set out in Policy 1 which also permits the redevelopment of brownfield sites. Brownfield sites are not always located within settlement boundaries; as a result, it is unclear what the approach of the CSNP is towards these sites.</p>	<b>Policy 16 and Policy 17 have been re-drafted and combined into a new Policy 16 in line with comments from Cheshire West and Chester Planning Department</b>
				Policy 17 Infill and Conversions	<p>The Policy would appear to closely reflect that of Policy 16, and as such it is unclear why these policies cannot be combined to create a more concise document.</p> <p>As set out in our response to Policy 16, there is an unease about the CSNP with regard to its preference towards sites in settlement boundaries, and the redevelopment of brownfield sites. This is underlined within this Policy whereby the first bullet point enables infill “within settlement boundaries and/or on a previously developed land or property”, whilst the final sentence of the policy expressly outlines that “development on sites beyond the settlement boundary will be resisted”.</p> <p>Brownfield locations are not always within settlement boundaries. Any proposal to redevelop such sites for housing would therefore both be consistent and in conflict with this Policy.</p> <p>Accordingly, this policy is unworkable in its current form and requires <u>amendments</u>.</p>	
				Policy 18 Design for New Development	<p>Our Client is concerned by the role and weight applied to the Character Assessment within this Policy.</p> <p>The Character Assessment has been compiled by volunteers who are residents within the Parish. The Assessment has not therefore been developed by professionals in the field of design, heritage and landscape. It is unclear how the scope of the Assessment has been defined, what evidence has been included to inform its conclusions, and what methodology has been undertaken in preparing</p>	<p><b>The concept of Neighbourhood Planning is that it should be “compiled by volunteers who are residents within the Parish” (or Neighbourhood Area)</b></p> <p><b>Our approach to the development of the NP is fully compliant with NPPF guidelines.</b></p> <p><b>And to quote the Local Plan Part 2 -draft:</b></p>

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					<p>the document. Conclusions made within the Assessment appear to be based on subjective opinion on account of observations made during site visit. It is unknown whether these observations reflect the views of individuals or the wider community. As such the document should be treated as a material consideration rather than being used as a basis to determine planning applications.</p> <p>Whilst regard should be given to the character of the existing area, it is questionable why the Policy would require planning applications to respond to existing examples where they are found to be sub-standard. For this reason the Character Assessment is too limiting in its reference to specific Character Areas, with applicants allowed to consider wider parts of the Parish. Design should take the best examples of surroundings to ensure that they are reflective of the local area, but must also be allowed to be unique to add to the diversity of character within the Parish.</p> <p>Accordingly, the Policy should be <u>amended</u> to reflect this more flexible approach.</p> <p>Our Client is concerned by the role and weight applied to the Character Assessment. The document does not appear to have had professional input and its conclusions are based on opinion. Its robustness is therefore question and should be treated as a material consideration rather than used as basis to refuse planning applications. It is also questionable why schemes should be required to fully reflect their surroundings where they are in parts of the Parish which feature unattractive design features. The Policy should be more flexible by allowing applicants to consider design from wider parts of the Parish provide for a higher-quality and uniqueness in design.</p>	<p><b>“It is considered that the local community is best placed to understand the local needs in terms of supporting services or meeting a specific housing need, and local communities are encouraged, through preparing a Neighbourhood Plan, to take a holistic approach to meeting the future needs, providing the flexibility to shape their communities in a planned way.”</b></p> <p><b>The Character Assessment represents a very significant piece of consultation in the Neighbourhood Area. Volunteers were sought and came forward to assist and the output of the CA has been widely shared in the Parish. Guidance was sought from Planning Aid England and the Character Assessment was modelled on their Case Study: Higham Ferrers: a Case Study about Local Character and Design.</b></p> <p><b>The CA report has been reviewed by our professional advisors and by CWaC Planning.</b></p>
				Policy 22 Traffic Impact of New Development	<p>The requirement within this policy for all development regardless of scale to consider the wider impact on traffic and road safety is unnecessary and onerous. Not all types of planning application will result in increased traffic within a locality (for example a householder extension). In addition, for certain types of development (e.g. small-scale or changes of use) there will be little capacity (financial or spatial) to deliver the improvements sought.</p> <p>The Policy should therefore be amended to be more flexible to reflect the range of types and scale of development which might come forward over the plan period, and to ensure that unrealistic broad ranging policy requirements do not prevent their development.</p> <p>The requirement for all developments to take account of traffic impacts is unnecessary. The Policy should be revised to be more flexible to ensure that it takes into account the variety of development types which might be submitted within the Plan Area over the plan period.</p>	<p><b>Policy 22 has been reviewed and revised as Policy 21.</b></p>
Ian Ashworth	Cheshire West and Chester Council	Statutory Consultee	Draft Plan	All	<p><b>Spatial planning and public health domains for comment and consideration</b></p> <p><b>Comments from Cheshire West and Chester Public Health team on the pre-submission draft neighbourhood plan for Cuddington Parish, up to 2030.</b></p> <p>Comments are structured against the evidence-based guidance from Public Health England (2017) <a href="https://www.gov.uk/government/publications/spatial-planning-for-health-evidence-review">https://www.gov.uk/government/publications/spatial-planning-for-health-evidence-review</a> The spatial elements of this framework should also be viewed from a life-course perspective, considering positive and</p>	

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					<p>negative impacts and opportunities for community members from childhood, through working age and older age, and also giving consideration to the distinct needs of other groups, for example people with long-term health conditions, mobility issues or disability, and people with low incomes.</p> <p>Analysis of the draft neighbourhood plan against this frameworks shows that there are many aspects represented which are known to support improved physical and mental health for individuals and the wider community; specific examples are provided below. These include, the emphasis on preserving green spaces and enabling people to access this resource more easily; investing in improving cyclability, walkability, spatial connectivity and public transport on rail and buses; policies in favour of small-scale employment and retail opportunities and working from home to provide sustainable employment opportunities; and developing a mix of housing and affordable housing types to meet the needs of local people, including older people and young families. Development can lead to greater car use, which is perceived as having a potentially negative health impact; however, the draft plan places a strong emphasis on sustainable travel, which tends to mitigate this impact. No negative health impacts were identified amongst the proposed policies in the draft neighbourhood plan.</p> <p>There are areas where the health promoting elements of this draft plan could be strengthened or emphasised further and these are listed against at the end of this document.</p> <p><b>Assessment of health-promoting policy proposals</b>  <b>Neighbourhood design</b></p> <ul style="list-style-type: none"> <li>- <b>Increase walkability and cyclability</b>  <i>P10, 5.3</i> Note that improving sustainable travel is a specific key objective of the plan  <i>P22, Policy 13 and 6.2.13</i> Note the stipulation on access on foot or by cycling in connection to the Blakemere Village small scale tourism development  <i>P26-27, Policies 16 and 17</i> Note requirement for new housing to be connected to local services by sustainable transport methods and not leaving people dependent on cars. Note explanatory 6.3.9: development schemes that do not meet this access requirement will not be permitted  <i>P32, Policy 20</i> Note proposal to require new, safe walking and cycling routes in design and development proposals, with specific routes for improvement identified</li> <li>- <b>Improve reachability: develop compact neighbourhoods where amenities and facilities are in easy reach</b>  <i>P23 6.3.3</i> The important concept of compact neighbourhoods is clearly understood on the issue identified by older people who were experiencing difficulty reaching the doctor's surgery.  <i>P17, 6.2.3</i> Note reference to Vale Royal Borough Plan regarding resistance to loss of existing village shops. This is an important principle if communities in rural settings are to remain sustainable for all residents, including those who do drive or prefer to cycle to walk to access local services.  <i>P22 see above.</i> Development of sustainable employment opportunities are essential to support sustainable growth of a</li> </ul>	<p><b>Comments Noted:</b>  <b>No negative health impacts were identified amongst the proposed policies in the draft neighbourhood plan.</b></p> <p><b>Comments noted</b></p>

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					<p>diverse community, including people of different ages, skills profiles and income levels.</p> <p><i>P19 Policy 10</i> Note encouragement for class A1-5 food and drink development to meet local needs and resistance towards closure of retail units will be resisted. 6.2.7 Note identification of Cuddington and Sandiway as local centres and the need to protect retail here as a source of community 'vitality' and 'viability'</p> <p><i>P26-27 Policies 16 and 17</i> Note requirement for new dwellings to be located within easy reach of shops and services, and for these to be accessible on foot, bike or public transport. Note explanatory 6.3.9: development schemes that do not meet this access requirement will not be permitted</p> <ul style="list-style-type: none"> <li>- <b>Improve connectivity: enhance public realm e.g. crossings, paths, lighting and shared spaces – safe, efficient, attractive</b>  <i>P8, 5.1</i> Note spatial strategy's key aim to improve links between Delamere and Cuddington and Sandiway to improve access to services for Delamere residents  <i>P28 Policy 18 on design for new development</i> Note 'prioritisation of pedestrian friendly routes were it is safe and practicable to do so'</li> </ul> <p><b>Housing</b></p> <ul style="list-style-type: none"> <li>- <b>Improve quality of housing: energy efficient balanced with good daylight and ventilation, safe and accessible (includes new builds and refurbishment)</b>  <i>P29, Policy 19 and explanatory 6.3.15 on Eco-design and energy saving</i> Note 'strong support' for schemes that exceed minimum standards on carbon reduction, sustainable construction techniques, re-use of materials and inclusion of renewable and low energy design solutions. Also <i>Aspiration</i> to promote a Parish energy saving scheme to all residents</li> <li>- <b>Increase provision of diverse housing types including mixed use affordable homes to buy and rent</b>  <i>P10, 5.3</i> Note mix of housing and affordable housing as a key objective to meet the assessed needs of the community  <i>P25, Policy 15</i> Note the policy on providing adequate same-quality affordable housing, both shared ownership and social rented, and aspiration to work with the CWaC and registered social landlords to prioritise the needs of people already connected with the neighbourhood plan area and retain finance for affordable housing within the area.</li> <li>- <b>Increase provision of affordable housing for groups with specific needs:</b> homeless people, people with chronic conditions, including chronic mental health, other more vulnerable groups and people who may require adaptations to enable continued independent living  <i>P24, Policy 14</i> Note policy to develop housing to meet current and anticipated assessed needs, including for younger families, older people wishing to 'downsize' and including accessible single-floor living for people with mobility needs. Also requirement in 6.3.5 on</li> </ul>	<p>Comments noted</p>

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					<p>need to demonstrate how new residential development will be 'suitable, flexible and accessible' for all</p> <p><b>Healthier food</b></p> <ul style="list-style-type: none"> <li>- <b>Make available land for food production</b> e.g. allotments and adequate gardens, including as part of community infrastructure e.g. schools, sheltered housing etc</li> <li>- <b>Increase availability of healthy food and drink choices, reduce availability of unhealthy food and drink choices:</b> this usually requires supplementary planning guidance with consideration given to health impacts, however some councils have developed voluntary award initiatives, which can also play a part  <i>P19 Policy 10</i> Note encouragement for class A1-5 food and drink development to meet local needs  <i>P21 Policy 12</i> Note policy on tourism, which can also create demand for this kind of development</li> </ul> <p><b>Natural and sustainable environment</b></p> <ul style="list-style-type: none"> <li>- <b>Reduce exposure to environmental hazards:</b> air quality, noise, flooding  <i>P18 Policy 9</i>, Note policy proposal on employment development requires that any development not negatively impact residents in regard to noise, smells, or other 'bad neighbour issues' (also policy 10, p19, policy 12, p21) and that development should not result in loss of open green space  <i>P13 Policy 4</i> Note positive policy on creation and protection of green corridors and natural habitats, including specific areas, and statement in opposition to development that has a negative impact of green infrastructure habitat and wildlife corridors  <i>P28 Policy 18 on design for new development</i> Note policy for schemes to deliver sustainable urban drainage systems  <i>P29 Policy 19</i> Note support for sustainable urban drainage to reduce surface water run-off</li> <li>- <b>Encourage and enable access to the natural environment:</b> includes improvements to/creation of parks and connecting people to green and blue spaces using sustainable transport options  <i>P10, 5.3</i> Note enhancement and protection of green areas as a key community asset is listed as a plan objective  <i>P11 Policy 1</i> Note prioritisation of brownfield sites to protect the rural setting and natural environment  <i>P14 Policy 6</i> Note specified green areas that are proposed to be protected from development  <i>P15 Policy 7</i> Note policy on open countryside, which does not disallow informal non-impacting recreational development, which would encourage people to make use of the their local countryside, <i>P16 Policy 8</i> which proposes to protect green vistas  <i>P28 Policy 18 on design for new development</i> Note policy for schemes to deliver a strong network of 'green and blue infrastructure, improving biodiversity, accommodating, sustainable</li> </ul>	<p><b>Comments noted</b></p>

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					<p>urban drainage systems and appropriate public and private spaces, including recreation spaces’</p> <ul style="list-style-type: none"> <li>- <b>Adapt to climate change:</b> green environments with tree-planting, build natural/landscape flood defences  <i>P14, policy 5.</i> Note, policy proposal on protecting trees and hedgerows and requirement to replace when these are removed during development.  <i>P28 Policy 18 on design for new development</i> Note policy for schemes to deliver sustainable urban drainage systems</li> </ul> <p><b>Transport</b></p> <ul style="list-style-type: none"> <li>- <b>Provision of active travel infrastructure</b>  <i>P32, Policy 20</i> Note the policy proposal for all new developments to ‘encourage a modal shift towards public transport, cycling and walking’  <i>P32 Aspirations</i> Note proposed improvements at Cuddington station, including to facilities and for cyclists to make this a more appealing option and reduce traffic and air pollution in an areas where many households have 2 cars (<i>explanatory 6.4.5</i>)</li> <li>- <b>Provide and encourage use of public transport</b>  <i>P30, 6.4.1</i> Note reference to the assessed lack of public transport and enabling sustainable and active travel as ‘central’ to promoting community wellbeing and objective 6.4.2 ‘to support and improve safe and sustainable modes of transport across the Parish...’</li> <li>- <b>Prioritise active travel and road safety: public realm, traffic calming, prioritise cyclists and pedestrian</b>  <i>P10, 5.3</i> Note that improving sustainable travel is a specific key objective of the plan  <i>P12 Policy 3</i> Aspiration for settlement gateways includes potential for traffic calming measures  <i>P20 Policy 11.</i> The policy on working from home is a strong enabler to reduce the impact of commuter traffic (and also increases activity and spending locally in the plan area from people working at home rather)  <i>P31</i> Note parking issues identified in relation to Cuddington Schools, and issues of speeding in the two key service areas and the need to look at traffic impact assessment and promote sustainable travel within all applications for new development (<i>P33, Policy 21</i>), with negative impacts a reason for refusal  <i>P32, Policy 20</i> Note new highways developments are required to have safe crossing points for cyclists and pedestrians, with specific routes identified  <b>Enable mobility for all ages and activities:</b> develop access to recreational space, active travel to school and work.</li> </ul> <p><b>Other positive points to note</b></p> <ul style="list-style-type: none"> <li>- P4 section 4, p23 section 6.3, p30 section 6.4. Details of extensive consultation and community engagement, which has informed prioritisation and shaped the neighbourhood plan.</li> </ul>	<p><b>Comments noted</b></p>

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					<p><b>Suggestions to strengthen further the public health orientation/impact of the plan</b></p> <ul style="list-style-type: none"> <li>• The authors of the draft neighbourhood plan may wish to explicitly draw attention to physical and mental health and wellbeing in this document to underline this important community benefit in their vision for Cuddington Parish.</li> <li>• The authors may wish to allude specifically to walking and cycling access within policy 9 on employment development</li> <li>• In collaboration with CWaC colleagues, the authors may wish to give consideration to means of encouraging healthy food and drink retail development in Policy 10</li> <li>• Possibly in the vision section p8-9 or elsewhere, the authors may wish to make specific mention of built community assets such as public meeting spaces, village halls, community centres. Ensuring that these are protected and well-linked into communities creates a catalyst for building community cohesion, capacity and social interaction for groups of all ages</li> <li>• The needs of families are discussed in the section on housing. Alluding to the creation, and protection of outdoor play areas could strengthen this policy area, recognising the positive impact of play facilities on physical activity and risk of childhood obesity</li> <li>• Planning policy for housing schemes could include encouragement for developers to incorporate good quality gardens or provision for community gardening or vegetable planting in schemes where feasible and appropriate</li> </ul>	<p><b>Comments noted :</b></p> <p><b>Section 6.1.1 re-drafted</b></p> <p><b>Policy 9 re-drafted</b></p> <p><b>Paragraph 5.3 re-drafted</b></p> <p><b>Housing and Design section re-drafted</b></p>
	Cheshire Falconry	Local Business	Draft Plan	Policy 13 Blakemere Village	<p>Cheshire Falconry was established in 1996 at Blakemere Village. The business needs the continued development of Blakemere as a tourist destination. There is a steady decline in footfall to the site over the last 10 years and any way to increase this footfall needs to be supported. Blakemere needs to be allowed to expand its range of businesses to be attracted to the site.</p> <p>While we attract visitors from the whole country we need the support of the local community to continue the business to grow. The caravan site which opened in 2016 has brought an increase of footfall to Cheshire Falconry. The need for a major branded store would be a benefit to attract footfall to the site to maintain Blakemere as a tourist destination.</p> <p>Cheshire Falconry offer hands on falconry experience days and retail of falconry gifts and products. Size 5000 sq ft.</p>	<p><b>The Neighbourhood Plan recognises the importance of significant footfall for the success of businesses at Blakemere and is supportive of any development that will increase that footfall within the existing Blakemere footprint as defined in the Proposals Map Appendix E.</b></p> <p><b>The NP has a policy on tourism which supports its development and is based on the feedback of residents of the Parish</b></p> <p><b>The draft Policy Ideas on Tourism received over 85% support in the informal consultation November 2016</b></p>

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Joshua Beeston & Rachel Spencer	Ginger & Browns	Local Business	Draft Plan	Policy 13 Blakemere Village	<p>Size of unit 1500 sq ft</p> <p>We think that Policy 13 shows that Blakemere Village (BV) is becoming accepted positively as part of our local community. As a new, small independent business (Pet shop specialising in Dogs, Cats &amp; Wildlife), support from our local community is both vital, and hugely appreciated. Our comments are aimed solely at enhancing BV's role in our local community, and trying to prevent BV from becoming primarily just a tourist attraction.</p> <p>Whilst we are aware that many of the businesses such as Cheshire Falconry or Cheshire Outdoors place an emphasis on tourism, we strongly feel that this is not the direction the BV should be moving solely towards. We agree that it would not be acceptable to allow the expansion of this industry to result in a loss of rural quality and community, but worry that by limiting the footprint of the buildings at BV, or by dictating the sites purpose as primarily for tourism, our community will lose a massive opportunity to enhance itself.</p> <p>Our suggestion is to amend the policy, to actively encourage BV to have a clear strategy, where they have a list of local amenities they wish to provide for our community. This could include a Farm Foods Shop not too dissimilar to "The Hollies", where locals want to visit weekly and not annually. It could also include a Cheesemaker, Wine Merchant, even a monthly Producer's Market, or our own aim, which is to provide a Dog Grooming Service. All of these amenities would help to do several things: increase local pride, and local use of BV, increase year round footfall which in turn would provide stable and not seasonal employment, boosting our long term economy, without increasing tourism to the detriment of our community.</p> <p>The current focus of Policy 13, with BV being a tourism destination only, will likely see the stagnation of BV as it is not conducive to economic growth to limit BV's prospects. However by encouraging a focus on our local community through local amenities, this prevents stagnation of BV, boosts our local job opportunities and economy, increases a sense of community that includes BV, and boosts local pride. The tourism meanwhile remains level as suggested, bringing money from other areas into our local economy, without causing any future detriment.</p> <p>In order to make this positive step forwards, we worry that by restricting BV's building foot print, it forces a choice-when a premises at BV becomes available, does this building become a local amenity or a tourist attraction? Maintain the current tourism focussed businesses by all accounts, but we suggest that you also, within reason, grant expansion where it could benefit our community with amenities such as the ones suggested earlier.</p>	<p><b>The Neighbourhood Plan recognises the importance of significant footfall for the success of businesses at Blakemere and is supportive of any development that will increase that footfall within the existing Blakemere footprint as defined in the Proposals Map Appendix E.</b></p> <p><b>Blakemere enjoys very positive support from residents of the parish with 91% of respondents to our informal Draft Policy Ideas survey in November 2016 supporting our policy.</b></p> <p><b>We expect that this local community support for the appropriate development there will continue.</b></p>
N Kay	The Playbarn	Local Business	Draft Plan	Policy 13 Blakemere Village	<p>I believe that Policy 13 is a good idea but feel it maybe a little restrictive in parts. My concerns are that it may actually discourage future tenants into coming to Blakemere Village in the future. We need to encourage new tenants to the site to help keep up the footfall, which during the week isn't that great. Encouraging new tenants will hopefully provide the much needed investment to Blakemere Village and will help to keep open business the footfall could possibly close with the loss of jobs. I feel that it is important to attract alternative business to attract a wider circle of visitors. Indoors children's playbarn – 3500 sq ft.</p>	

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Jacqueline Lever	Heirs & Graces	Local Business	Draft Plan	Policy 13 Blakemere Village	<p>Tea room plus gifts – 585 sq ft</p> <p>People employed when opened myself and husband and one other. Now I have 4 as my husband cannot work anymore as he is sick. Not the cheapest but for me to go to the High Street would be more competitive i.e. Costa coffee shops</p> <p>If Blakemere was to close it would be hard to find somewhere to open my Tea Room and hard to compete with all the food outlets. Yes I can see a noticeable decline to Blakemere. I think an anchor store on site would generate footfall which would bring footfall to the Tea Room. We need to have a more steady footfall, to help Blakemere and our shops. I think Blakemere needs improvements as it needs to bring it back to the beautiful place and visitors to come and enjoy its attractions.</p>	
Shirley	Lifestyle Arts and Crafts Ltd	Local Business	Draft Plan	Policy 13 Blakemere Village	<p>Retail site on Blakemere Village employs 6 people at this site, opened 2006 on this site, initially with two staff. The unit is 4000sq ft.</p> <p>As a location for the business this is very cost effective having lower rent than the High Street. The range of shops and activities benefits the site. There is a noticeable increase in the holidays in footfall . We have notice in the last couple of years a decline in footfall, particularly at weekends. Footfall during the week has always been relatively low except in school holidays. The decline in footfall is a worry – this is 50% of what it was 4 years ago. Unless footfall increases we may have to consider the future of this retail outlet and inevitably redundancy.</p> <p>Blakemere needs to develop as a business and attract more footfall to ensure the future of businesses and therefore jobs.</p>	
Beverley Lucas	Just for Fun	Local Business	Draft Plan	Policy 13 Blakemere Village	<p>I feel Blakemere could be much more than it currently is and parts of Policy 13 may hinder this. As there are many different tenants with various businesses an expansion to the units available would encourage a wider range of visitors.</p> <p>School holidays and weekends are better for trade than during the week which as it stands is negligible and has a huge impact on the profitability of the business. We could offer unique toys and games which might not be as profitable if footfall was better throughout the week.</p> <p>Policy 13 seems too restrictive in some areas which could prevent future investment and ultimately a decline in footfall. While retail is moving online it is important that alternative businesses are attracted such as food outlets which will ultimately attract more people.</p> <p>Unit size 3350 sq ft – retail shop of children’s toys.</p>	
Paul David Minshall	Sanctuary Garden Centre	Local Business	Draft Plan	Policy 13 Blakemere Village	<p>Sanctuary Garden Centre current employees 2, when opened 2 years ago 4. Size of business 4000sq ft. We sell an excellent variety of locally grown plants including lots of more unusual plants not seen in all other garden centres. We also have a small gift shop which is always full of garden giftware and again more unusual and unique items.</p> <p>We are in our 6<sup>th</sup> year now but we are currently struggling making a loss last year. The decline in visitors over the last 3-4 years has been very dramatic – some days barely making any sales. Blakemere is a great site but is tired and rundown in parts and needs bringing into the modern era. We feel that the state of parts of</p>	

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					<p>the site put people off coming back which is no good for our businesses which have huge potential to do well especially as we are on a multi tenanted site helping and supporting one another.</p> <p>Whilst we are welcome to the NP it seems far too restrictive for our much needed future proof development, for new units and developing existing ones some of which are not fit for purpose. The Camping / Caravanning site is a wonderful addition allowing visitors to say very local and enjoy our heritage, history, shops and local businesses. However there currently not enough interest, entertainment and activities to keep people here and then returning with their friends and family.</p> <p>We need more food/drink outlets as we only have one small restaurant and a tea room. We feel unless something changes soon shops will start to close and eventually the site. We are on the brink and for us personally in 1-2 years max, BV within 5-10 years which saddens and upsets us. This will then be demolished and lots of houses built in its place causing lots of people to lose jobs and a bigger negative impact on the local area and environment. This could be a great site and a continued asset to the community if we move on and create a top tourist attraction.</p>	
Greg Nicolson	Greg Nicholson Golf & Leisure	Local Business	Draft Plan	Policy 13 Blakemere Village	<p>We are a retail golf &amp; accessory shop and also have a golf website. We have been here for 3years at Blakemere and have seen our business grow within the local community and visitors from further afield who visit Blakemere. Any future development within Blakemere would enhance our business and enable us to expand the business within the site. By expanding we would aim to employ at least 2 local people. I feel more mainstream small retailers are needed to encourage improved footfall and a larger customer base for all BV retailers. Being situated in a rural location offering a leisure destination as well brings people from South Manchester, Chester, the Wirral and beyond.</p>	
	Cheshire Outdoors	Local Business	Draft Plan	Policy 13 Blakemere Village	<p>Cheshire Outdoors was established in 2015 at Blakemere in 15 acre woodland based site adjacent to Blakemere Village. The local community for the growth of its business is very important. While the tourism trade is a key part of Cheshire Outdoors Blakemere should be allowed to develop business to adapt to the changing face of the tourist market. Cheshire Outdoors employs a local work force and hopes this will increase with the development of Blakemere Village into a major tourist attraction in Cheshire. Cheshire Outdoors offers activities such as segways, archery, air rifles etc.</p>	
Melvyn & Tina Spence	Peepultree	Local Business	Draft Plan	Policy 13 Blakemere Village	<p>Our retail business 'peepultree' rents space (a unit of 1968 sq ft) on Blakemere Village site. We have traded here since 2006 employing five people, and have provided work-experience to several young people over the years. The reason we chose to rent here is the very large advantage of the multi-tenanted site offering more of an attraction to visitors than a stand-alone unit somewhere, and the use of the site's free parking. The rental for the units is relatively inexpensive and very flexible compared to what we will face should we have to relocate. Our concerns for the future are the continued downturn in visitor numbers and spend, also the seasonal nature of the site, with summer being busy and winter not. There are higher visitor numbers at weekends, school holidays and Bank Holidays than during the week (especially at term-time) and this is somewhat worrying for the future sustainability of our business. We would rather a steady and regular level of footfall than at present, but nothing on site currently provides us with this. One benefit (to visitors and staff alike) of Blakemere Village</p>	

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					is its location in woodland and green space, which may need protecting in any future developments. Whilst we welcome the draft policy supporting the future of Blakemere Village as a 'small scale tourism and leisure destination', we are slightly concerned that this is too restrictive and may impact negatively on further investment in the site and its ability to attract other tenants. If the policy was more flexible and supported investment and growth with less restrictions, then we would feel more confident about our future as part of this community. If the policy is too restrictive, then this could lead to a decline in visitor/tenant numbers and ultimately to the closure of our business and the loss of jobs.	
Mr & Mrs Kenneth Taylor	Salsa	Local Business	Draft Plan	Policy 13 Blakemere Village	<p>Size of unit 319 sq ft. We operate a retail business in Blakemere Village (BV) and have done so for 23 years. We employ 3 people. The business is a jewellery business and is well established and we draw from a wide area thus bringing value to the local economy.</p> <p>BV is well established and every effort should be made to encourage further investment. We would like to expand our business on site as existing square footage is very limited. We would welcome the opportunity to move to a larger unit and invest in a new shop. With increased turnover we would consider employing more staff.</p>	
Angela White	The Chocolate Box	Local Business	Draft Plan	Policy 13 Blakemere Village	<p>The Chocolate Box employs 5 people excluding myself. We have developed a small friendly business serving the local community and tourists. We are a retail craft shop selling traditional confectionery e.g. sweets, chocolates etc. The unit size is 522 sq ft. We could not survive on the support of the local community alone, so tourists play a big part in us making a living. I believe I speak for most of the businesses in Blakemere who find it hard to maintain a reasonable living here.</p> <p>Whilst Blakemere is a small and friendly leisure destination for the moment it is fine but it has to grow to help support the businesses within and attract more. Without development and future investment the established businesses could fail leading to closure and unemployment. Blakemere needs to look at growth and development to ensure the tenants stay. Our future and livelihood depends on it.</p>	
Ray Youngs	Glass Bead & Marble Co	Local Business	Draft Plan	Policy 13 Blakemere Village	<p>I chose BV because of its location and (at the time) good footfall. Footfall numbers and visitors are generally down. Some of this I believe is due to the internet, however I believe a lot is due to other local attractions changing and adopting to people's wants and needs, which is something that is long overdue in order for Blakemere to survive.</p> <p>A good quality anchor store would be ideal but unlikely without changes. I also feel that one main restaurant is not enough for the size of the site and a smaller artisan eatery would help. More prominence from the road would be a great help along with better pedestrian access to the site could only help and encourage more visitors especially local people.</p> <p>If things continue to decline my business would be forced to move to a High Street such as Liverpool or Chester which would in turn put three people out of work. I would also be unable to offer support with student placements from Greenbank School. I like being at BV and being part of a small creative community.</p>	

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					<p>But I do need a steady footfall and regular trade in order for my business to grow. I feel at current, things cannot continue and change is needed. I know BV is prepared to make the changes, but support from the local community would be helpful at a difficult time for local business.</p> <p>The Glass &amp; Marble Co offers handcrafted glass for retail with a unit size of 640sq ft.</p>	
Michael Cox	Cheshire Aquatics	Local Business	Draft Plan	Policy 13 Blakemere Village	<p>Cheshire Aquatics Workshop 8 Blakemere.</p> <p>Main pet shop at Blakemere employing 7 full &amp; part time staff, opened when Blakemere started in 1994. We took it on about 5 years ago – one member of staff was here from when it started. Our unit size is about 3000 sq ft. Our unit is a popular attraction with regular customers for marine, tropical, cold water &amp; pond fish plus reptiles, holiday accommodation for pets whilst owners are away and a free zoo visit.</p> <p>The rent &amp; rates are on a par with other shops and we are in a stand alone position with good parking close to two main roads and not in close competition as would be in Northwich or Winsford. We have looked (casually) were it needed to be moved but nothing would be as handy for our regulars. Our trade is very regular especially at the weekend. We have noticed that the 2 large housing developments being built close by have not done us much good in terms of trade – we know this from our livestock movement book.</p> <p>We think people come to Blakemere because it is in the countryside with no visible houses blocking their views of attractions. We fear for our future as a business with future development nearby, a business drive combined with a building site entrance, followed by a squeezing of site views will we feel not help in attracting more footfall on site and resulting in loss of income and in probably our business having to close with loss of jobs. Will we and other closing then cause Blakemere not to profit and to close so seeking further development of houses on this site as well.</p> <p>I would at some stage like to retire – will this local development lessen my chances of selling this business. We as a business with 7 employees fear for the future as to where any development goes.</p>	<p><b>The Neighbourhood Plan recognises the value of Blakemere as an attraction within the parish and as an employer. It also values the services provided to residents. Residents are very positive about the existence of Blakemere as a tourist attraction and a craft centre but do not support any further housing development in the parish given the significant developments over recent years</b></p> <p><b>Policy 7- Open Countryside and Policy 8- Views and Vistas among others, underline the importance to the Parish of maintaining the character of the neighbourhood area</b></p>
Anita Gledhill		Resident	Draft Plan	<p>Policy 21 Parking Standards</p> <p>Policy 22 Traffic Impact of New Development</p>	<p>Parking of vehicles littered everywhere to shops both on Mere Lane and Norley Road, Mere lane especially. Mere Lane further car parking space needed pull in bays, re-design of parking area to accept more traffic. Land to side of library could also be used.</p> <p>Traffic impact from new development, speeding cars at 7:00pm on Weaverham and Norley Road. Needs speed signs on Norley Road and a crossing is needed on Norley Road for people who live on the side of Norley Road to go to Norley Road shops. Pensioners cannot get across.</p> <p>Food outlets are bringing farm vehicles left running, removal vans blocking exits to Hunting Lodge Mews and residents in houses on Norley Road. No more food outlets. Chatwins shop has food cooking fried onions &amp; pies. No chimney for cooking smells to send into atmosphere. Fried onions and pies aroma in the atmosphere as early as 8:00am!</p>	<p><b>New car park completed on Mere Lane in 2017</b></p> <p><b>Village community issue being addressed in Village plan implementation. Zebra crossing on Norley Road being progressed.</b></p>

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					Norley Road being used as a thoroughfare to everywhere, roads need watching on a Friday especially. Traffic lights needed at Weaverham Road (accident waiting to happen). More vans on Norley Road from everywhere.  Lighting needs looking at in the winter the street lights are dim – not bright enough.	
Walton		Resident	Draft Plan	Section 6.4 Travel and Movement Paragraph number 6.4.5	The paragraph states the Character Assessment identified five routes in need of repairs and/or improvements. We must have a safe footpath / cyclepath from Delamere Park to Cuddington Station junction before a serious accident occurs.	
Richard Ingham		Resident	Character Assessment and Draft Plan	CA Section 5.8 Area 9A and Plan Policy 22	School Lane should be one way street	<b>Village community issue</b>
				CA Section 5.13 Area 13 and Plan Policy 4	Petty Pool wood needs protecting as we as a community gave Kennel Wood away.	<b>Petty Pool Wood is a protected ancient woodland</b>
				Policy 3	Monument at Gorstage should be moved to the Library	
				Policy 5	More shrubs and trees needed on the estate.	<b>Village Plan implementation team progressing this.</b>
				Policy 14	Houses should be given – offered to local families first (Cuddington and Sandiway families).	<b>See re-worded Housing &amp; Design Section - Policy 15 Aspiration</b>
				All	Youth Club needs to be open and ran with a group who can make it fresh as Mr Chivers did back in 1969	<b>Village community issue</b>