

Appendix 2

Cuddington Parish Neighbourhood Plan - Schedule of Examiner's Recommendations and Council's Response

Proposed modification (PM) number	Policy/para/page	Examiner's proposed modification	Proposed Action
PM1	Cover	Planning Period up to 2030 <u>2015 - 2030</u>	Amend cover as set out in the recommendation.
PM2	Policy 1, page 15	<p><i>Development should respect <u>and wherever possible enhance the landscape setting of Cuddington Parish.</u> The Neighbourhood Plan seeks to protect and enhance the landscape setting of Cuddington. Development schemes that could impact on the landscape setting must demonstrate how they have respected and reinforced historic landscapes including plots and field patterns. Developers should have regard to the design principles, within the Cuddington Parish Character Assessment *. Applications, which lead to the fragmentation or loss of important landscape features, will be resisted.</i></p> <p><i>Development should respect the landscape setting of the Parish and its intrinsically rural community. <u>Wherever possible nNew developments should therefore be focused on previously developed and appropriate infill sites / brownfield sites within the Key Service Centre.</u></i></p>	Make modifications as set out in the recommendation.
PM2	Paragraph 6.1.5, page 15	The rural character and historical setting are features of the Parish that local residents identify strongly with their community. In order to preserve this identity, development should be prioritised on sites where it does not impact negatively on the character and setting of the settlement areas. <u>The Neighbourhood Plan seeks to protect and enhance the landscape setting of Cuddington.</u> Policy 1 targets new development onto brownfield sites and those within the current Key Service Centre.	Make modifications as set out in the recommendation.
PM3	Policy 2 and supporting text,	Delete Policy 2, the section headed <i>Aspiration Settlement 'Gateways'</i> , paragraph 6.1.6 and paragraph 6.1.7.	Make modifications as set out in the recommendation.

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	page 16		
PM4	Policy 3, page 17	<p><i>Development needs to take account of its impact on heritage assets – both designated and non-designated and historic landscapes – <u>with the degree of protection afforded reflecting the position of that heritage asset in the hierarchy.</u> Development should and demonstrate how it has protected-preserved-and or enhanced these <u>heritage assets</u> through carefully designed schemes. These must be of a high quality design, incorporating local materials and detailing, and complement the surrounding built character. Proposals must relate closely to the form, scale and style in the immediate vicinity of the site, and should fully consider the impact on the significance and setting of surrounding heritage assets, both designated and non-designated.</i></p> <p><i>Applicants should refer to the lists of designated and non-designated Historical Buildings and Landscapes, which are contained in Appendices K and L of the Cuddington Parish Character Assessment. Where relevant, planning applications should demonstrate how they would protect-preserve-and or enhance these assets. Alterations and extensions to existing buildings must be carefully designed and implemented to ensure that the character of the building, and its contribution to the character of the wider area, is not harmed and that its impact on significant heritage assets and their setting is minimised. The cumulative impact of small changes should be assessed and considered, as this can be detrimental to the character of the area if not carefully controlled.</i></p> <p><i>The Neighbourhood Plan will look favourably on small scale developments, in the Key Service Centre, which demonstrate how schemes will address the protection <u>preservation</u> and enhancement of locally important heritage assets and conservation sites, as illustrated on the Historic Environment Map, appendix I in this document, and identified in the Cuddington Parish Character Assessment, Appendices E, K, L and M.</i></p>	Make modifications as set out in the recommendation.

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		<i>Applications that seek to bring existing heritage assets back into use in a manner sensitive to their heritage value will be permitted <u>supported</u> where they meet the requirements of other policies within the development plan.</i>	
PM5	Policy 4 and supporting text, page 19 and the relevant annotations from Appendix G	Delete Policy 4, paragraph 6.1.10 and paragraph 6.1.11. Delete the <i>Road Gateway</i> and <i>Rail Gateway</i> annotations from Appendix G.	Make modifications and amend map as set out in the recommendation.
PM6	Policy 6, page 19 and the relevant annotations from Appendix G	<i>The Neighbourhood Plan identifies the following areas as Local Green Spaces owing to their special character, significance and community value. These sites will be protected from development except in very special circumstances. The boundaries of these Local Green Spaces are shown within the Environment Proposals Map – Appendix G.</i> <i>Site 1: Norley Road Playing Fields</i> <i>Site 2: Weaverham Road Playing Fields</i> <i>Site 3: Jubilee play Area – Boundary Lane</i> <i>Site 4: Multi Use Games Area (MUGA)</i> <i>Site 5: Delamere Park – children's playground and green</i> <i>Site 6: Norley Road Bowling Green</i> <i>Site 7: Eden Grange – Allotments and Green Area</i> <i>Site 8: Cartledge Moss and Green</i> <i>Site 9: Forest Edge; large green central area</i> <i>Site 10: Green Area between Ash Road and Manor Road</i> <i>Site 11: Green Area between Ash Road and Sandington Drive</i> <i>Site 12: Gorstage Cemetery</i>	Amend map as set out in the recommendation.

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		<p>Site 13: Kennel Woods Site 14: Ravensclough – end of Waste Lane Site 15: Delamere Park – Millennium Gate Green</p> <p>Delete the above sites from Appendix G and renumber.</p>	
PM7	Policy 7, page 22	<p><u>Outside the Key Service Centre, small scale development will be supported providing it would not have any adverse impact on the character of the countryside or local residential amenity, and is in accordance with the Local Plan Policy STRAT 9 and other relevant policies within the NP. Proposals for development should the Neighbourhood Plan supports small-scale development that involves informal recreational or agricultural uses providing it would not have any adverse impact on the character of the countryside or local residential amenity, and is in accordance with all other relevant policies within the Neighbourhood Plan.</u></p> <p>Land within the Parish which is designated as open countryside (to the south of the A556) is to be retained for small scale, low-key recreational activities, (as defined in Appendix A), or agricultural purposes.</p> <p>Development within the open countryside areas of the Parish must follow the necessary criteria for building in such areas as defined by the Local Plan Part 1- STRAT 9, and also demonstrate how it has addressed the design principles and design aspects set out in the Cuddington Parish Character Assessment (Section 5.12) to ensure that any proposed development in these areas is appropriate and in keeping with its surroundings. New development should not undermine the southern approaches to the settlement through impacts on views and setting, in accordance with Policies 1,2 and 8. Land that is designated as Green Belt should be considered against the relevant policies in the Local Plan Part 1 STRAT 9.</p>	Make modifications as set out in the recommendation.

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PM7	Paragraph 6.1.17 page 22	<i>Policy GS5 STRAT 9 of the Vale Royal Borough Cheshire West and Chester Local Plan (Part One).</i>	Make modifications as set out in the recommendation.
PM8	Policy 8, page 23	<i>Reinforced, where relevant, the existing patterns of the streets, spaces and building lines and maintained views of key landmarks as shown in the Cuddington Parish Character Assessment (Appendix N);</i>	Make modifications as set out in the recommendation.
PM9	Policy 9, page 26 last paragraph	<i>.....not be permitted supported.□</i>	Make modifications as set out in the recommendation.
PM10	Policy 10, page 28 new last paragraph	<i><u>All forms of new developments (including expansions) referred to in this policy must also comply with the terms of Policy 9 of this plan.</u></i>	Make modifications as set out in the recommendation.
PM10	Paragraph 6.2.7 i) Page 28, second sentence	The Cheshire West and Chester Local Plan (<u>Part One</u>).	Make modifications as set out in the recommendation.
PM11	Policy 11, page 29	<i>Where planning permission is required, the conversion and expansion of existing dwelling houses (Class C3) to facilitate home working, will be permitted supported subject to protection of the amenity of the existing and neighbouring properties, including consideration of the amenity impact of any increase in comings and goings. Care should be taken to ensure that the scale and degree and intensification of the use over time do not result in a change of use from the primary function of a dwelling. Appropriate conditions may be used to ensure that this is achieved through limiting the size of the homeworking element, the number of vehicular comings and goings or the hours of operation. <u>Any extensions should be of a</u></i>	Make modifications as set out in the recommendation.

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		<p><u>limited scale and proportionate to the size of the original dwelling house.</u></p> <p><i>Where development results in the loss of on-site parking (including loss of a garage), that would lead to an unacceptable impact on the operation or safety of the highway the proposal will not be permitted <u>supported</u>.</i></p>	
PM12	Policy 12, page 30	<p><i>The expansion of existing or creation of new tourism opportunities within the Neighbourhood Plan Area <u>Key Service Centre</u> will be <u>supported permitted</u>, subject to the following criteria. In addition tourism development outside this boundary, will be subject to existing Green Belt and Open Countryside planning policy designations <u>set out in Policy STRAT 9 of the Cheshire West and Chester Local plan (Part One).</u></i></p> <p><i>Proposed schemes should where appropriate:</i></p> <p><i>- Be located within the Key Service Centre;</i></p>	Make modifications as set out in the recommendation.
PM13	Policy 14, page 35	<p><i><u>In order to secure a sustainable and mixed community</u> Small-scale residential developments with a range of housing types to meet identified local needs, as set out below, will be permitted <u>supported by the Neighbourhood Plan in order to secure a sustainable and mixed community.</u> where they accord with <u>Local Plan policies STRAT 8 and STRAT 9, Neighbourhood Plan policy 16 and other relevant policies.</u></i></p> <p>.....</p> <p><i>Applications that seek the conversion or subdivision of larger dwellings to provide smaller units, which meet the needs identified above, will be <u>permitted supported</u> where they do not result in the substantial expansion or alteration of the original building.</i></p>	Make modifications as set out in the recommendation.
PM13	Add footnote to	<u>Dwellings identified as Cuddington and Sandiway in the Housing Land Monitor Report relate to the housing requirement in the Local Plan (Part One) policy STRAT 8 and</u>	Make modifications as set out in the

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	Paragraph 6.3.3 x	<u>only consider dwellings within the settlement boundary. Dwellings outside the settlement boundary contribute to the rural housing requirement.</u>	recommendation. However, for consistency within the plan, amend the wording 'settlement boundary' to read 'key service centre boundary'.
PM14	Policy 15, page 36	<p><i>Affordable housing (including shared ownership and social rented housing) should be provided to meet local need in accordance with the Cheshire West and Chester Local Plan (Part One) policy SOC 1. This policy requires schemes in rural areas that are 3 units or more, or over 0.1 hectares in size, to provide affordable housing.</i></p> <p><u><i>Where it is necessary to meet affordable housing needs, schemes for 100% affordable housing may be developed on rural exception sites adjacent to the Key Service Centre boundary in accordance with Policy SOC 2 of the Cheshire West and Chester Local Plan (Part One).</i></u></p> <p><i>Affordable housing should be built in accordance with identified required mix and types of dwelling outlined in Policy 14, or required in any updated housing needs survey.</i></p> <p><i>Affordable housing should be designed and delivered to be of equal quality and indistinguishable from market housing. Affordable housing schemes should demonstrate that sufficient car parking has been provided on site for occupiers and visitors in line with Policy 20 of the Neighbourhood Plan.</i></p>	Make modifications as set out in the recommendation.
PM14	Aspiration Affordable	The Parish Council wishes to ensure, as far as is possible, that the initial and subsequent occupiers of the affordable properties <u>on rural exception sites</u> are local	Make modifications as set out in the

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	Housing, page 36	people who meet the criteria below.	recommendation.
PM15	Policy 16, page 38	<p><i>Applications for small scale residential developments, including infill and conversions, will be permitted <u>supported</u> within the Key Service Centre subject to compliance with other Neighbourhood Plan Policies and the criteria set out below:</i></p> <p><i>• Are within easy walking distance of the shops, services and public transport in accordance with Policy 19;</i></p>	Make modifications as set out in the recommendation.
PM15	Paragraph 6.3.8	Policy SOC 3 Housing Mix and type <u>Policy STRAT 8 Rural Area</u>	Make modifications as set out in the recommendation.
PM16	Policy 17, page 40	<p><i>Schemes, <u>including extensions</u>, should demonstrate how they have considered the relevant sections of the Cuddington Parish Character Assessment (Sections 5.1 to 5.12) and responded to the local character with respect to use of materials, architectural detailing, form and mass and provision of public and private space.</i></p> <p>Additional bullet point <i><u>Extensions should not disproportionately increase the size of the property</u></i></p>	Make modifications as set out in the recommendation.
PM17	Policy 18, page 42	<i>The Neighbourhood Plan will permit <u>support</u> schemes which...</i>	Make modifications as set out in the recommendation.
PM18	Policy 20, page 48	<i>Where appropriate, new development should also include adequate parking for potential visitors over and above the parking standards. Where new and visitor parking is accommodated within new highways infrastructure the new roads should have sufficient widths to ensure emergency and refuse vehicles can pass the parked vehicles without encroaching onto adjacent footpaths, verges or gardens.</i>	Make modifications as set out in the recommendation.

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		<p>.....</p> <p><i>If any development proposal, whilst seeking to meet the above standards and visitor parking provisions, would lead to an unacceptable impact on the operation or safety of existing streets then the development will not be permitted supported.</i></p>	
PM19	Policy 21, page 49	<p><i>New developments that would generate and cause negative impacts on roads within the Parish, specifically at key junctions (as identified on the Proposals Map – Appendix E), will not be permitted. New small-scale developments that include robust schemes to alleviate potential negative impacts on roads will be permitted.</i></p> <p><u><i>Any resulting Transport Statement should include the assessment of the impact on local roads within the Parish specifically at the key junctions identified on the Proposals Map (Appendix E).</i></u></p> <p><u><i>In determining planning applications account will be taken of whether:</i></u></p> <ul style="list-style-type: none"> <u><i>• depending on the nature and location of the site, opportunities for sustainable transport modes have been taken up to reduce the need for major transport infrastructure;</i></u> <u><i>• safe and suitable access to the site can be achieved; • improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development will only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.</i></u> 	Make modifications as set out in the recommendation.