

Cuddesdon and Denton Neighbourhood Development Plan

Response to Examiner's Clarification Note

The Independent Examiner has set out his initial comments on the submitted Cuddesdon and Denton Neighbourhood Development Plan. These are presented in the left hand column of the Table below. The right hand column sets out the responses from the Cuddesdon and Denton Parish Council.

<i>Points for Clarification</i>	<i>Response</i>
<p><i>Policy CD1</i></p> <p>I can see that the policy has a general effect. However, I am minded to recommend a modification so that the criteria apply insofar as they are relevant to any development proposal.</p> <p>Does the Parish Council have any comments on this proposition?</p>	<p>The Parish Council accepts this proposition.</p>
<p>I can see the source of part d) of the policy in paragraph 8.5. Nevertheless, will the 10% improvement always be practicable to achieve? As such is its prescriptive approach reasonable?</p>	<p>“where practical.” could be added to the first sentence.</p>
<p><i>Policy CD2</i></p> <p>Should part b) of the policy be supporting text rather than policy given that it describes ‘high quality development’ rather than setting out a specific policy approach?</p>	<p>The Parish Council would like these to have the weight of policies rather than descriptive text. Should the introductory line be modified?</p>
<p><i>Policy CD3</i></p> <p>Is part a) of the policy necessary as it largely repeat national and local policies on the Green Belt?</p>	<p>Agreed part a) could be removed.</p>
<p><i>Policy CD6</i></p> <p>To what extent is the designation of the Local Green Gap necessary beyond the application of countryside policies?</p>	<p>The Parish Council would like to strengthen the protection of this area, where there is the greatest temptation to relax the countryside policies.</p>
<p>Is it the smallest area required to fulfil the ambitions of the policy?</p>	<p>The area is composed of two fields, with a footpath along the boundary between them. It could probably be reduced to the southern field, bordering the road with the same effect.</p>
<p>Should figure 13 read figure 21 in Policy CD6 – a)?</p>	<p>Yes</p>

<p>The policy refers to the 'identified long distance views'. Are these the views identified earlier in the Plan? If so, are there any which the Parish Council considers to be particularly important in relation to the proposed Local Green Gap?</p>	<p>Yes. Views D and C</p>
<p><i>Policy CD7</i> Should figure 14 read figure 22 in Policy CD7 – a)?</p>	<p>Yes</p>
<p>I saw the two allotments when I visited the neighbourhood area. Subject to my assessment of the way in which they meet the criteria for such designation in the NPPF during the examination process I will be recommending that they are shown on Figure 22.</p>	<p>Agreed</p>
<p>For the purposes of the policy what are their titles/names?</p>	<p>There are no formal names for these allotments. They could be called the Parkside and Denton Hill allotments.</p>
<p><i>Policy CD8</i> I understand the purpose of the policy. Plainly it is very timely. However, will the delivery of infrastructure and car parking always be necessary for such schemes to be supported?</p>	<p>The purpose is to support schemes for homeworking which do require infrastructure and/or visitor parking and therefore planning permission. So the answer to the question is no.</p>
<p>In addition, should the policy and/or the supporting text acknowledge that planning permission is not always required for home working?</p>	<p>Yes. The plan could include this.</p>

Cuddesdon and Denton Parish Council

1 September 2020