

Cuddesdon and Denton Neighbourhood Development Plan

Examiner's Clarification Note

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan provides a clear and concise vision for the neighbourhood area.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. The Plan makes good use of photographs.

The Plan is supported in a very professional fashion by the Landscape Character Assessment.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now in a position to raise issues for clarification with the Parish Council. There is also a specific question for the District Council.

The comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

I set out specific policy clarification points below in the order in which they appear in the submitted Plan.

Policy CD1

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.

Does the Parish Council have any comments on this proposition?

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?

Policy CD2

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?

Policy CD3

Is part a) of the policy necessary as it largely repeat national and local policies on the Green Belt?

Policy CD6

To what extent is the designation of the Local Green Gap necessary beyond the application of countryside policies?

Is it the smallest area required to fulfil the ambitions of the policy?

Should figure 13 read figure 21 in Policy CD6 – a)?

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?

Policy CD7

Should figure 14 read figure 22 in Policy CD7 – a)?

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.

For the purposes of the policy what are their titles/names?

Policy CD8

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?

In addition, should the policy and/or the supporting text acknowledge that planning permission is not always required for home working?

Question for the District Council

What is the current position with the emerging South Oxfordshire Local Plan?

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

Protocol for responses

I would be grateful for responses and the information requested by 28 August 2020. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

In the event that certain responses are available before others I am happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled please could it come to me directly from the District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Cuddesdon and Denton Neighbourhood Development Plan.

13 August 2020