

DRAFT MINUTES

2016/27

CUDDINGTON PARISH COUNCIL
Draft Minutes of Parish Council Meeting held in The Bernard Hall
Monday 8th August 2016 at 7.30pm

PRESENT: Ken Birkby (**KB**), Ken Brown (**KMB**), Stuart Anderson (**SA**), Barbara Buckley (**BB**), Lorraine Stevens (**LS**), Ken Trew (**KT**), Venetia Davies (**Clerk and RFO**).

Parishioners: There were 29 people presents including Cllr Judy Brandis, Cllr Michael Edmonds, Cllr Brian Foster and Cllr Paul Irwin.

NB: Action points highlighted

This was a special Parish Council Meeting to consider response to Vale of Aylesbury Local Plan (VALP)

1. Apologies for Absence

Andrew Vickers (**AV**)

2. Approval of Minutes: Monday 11th July 2016

As this meeting was assigned as a special meeting to consider the Parish Council's response to the VALP, the approval of the July Minutes were carried forward to the September meeting.

3. Matters Arising from previous Minutes.

Carried forward as above.

4. Declarations of Interest

There were no interests declared.

5. Correspondence

Dr Michael Straiton. Letter of full support received to Parish Council's draft of key point for response to the consultation on VALP. Copy of Dr Straiton's letter to VALP and email reply also received.

6. Vale of Aylesbury Local Plan, to consider Parish Council response.

Cuddington has been re-defined from a small village category to a medium village category in the latest draft of the VALP. This categorisation is based on scoring against sustainability criteria which includes proximity to a service centre - Haddenham). As a result, the target for additional houses in Cuddington would be at least 50, based on plus 19% of the existing housing stock. If Cuddington retained the original categorisation, the target would be an increase of at least 12. (plus 5%) Of the proposed target of 50, 4 have been built, or are in progress, since 2013 and a potential site for 6 has been identified on the paddock to the north of Aylesbury Road. It is understood that the Draft Plan has not identified the potential sites for the balance of 40 dwellings in Cuddington and that AVDC officers aim to find 'suitable' sites through detailed site assessments for each settlement and consultation with parishes. However, this exercise may not be completed before the end of the consultation stage for the Draft Plan. This consultation ends on 5th September 2016.

The Parish Council has circulated (through Village Voice) and advertised on the village website (www.cuddingtonvillage.com) a draft of some of the key points it will make in response to the consultation on VALP which are to:

1. Ask for Cuddington to be defined as a 'Small Village'
2. Object to the % allocation for each village type and replacing it with a more qualitative approach
3. Strengthen the policy for the protection of the Area of Attractive Landscapes (AAL) designation that covers the village
4. Question the need to accommodate so much housing from neighbouring districts.

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KB informed the meeting that at the July meeting of the Parish Council, Parishioners supported the Parish Council's proposed objection to this re-categorisation (the result of a 'tick box' desktop survey) and had unanimously agreed that Cuddington would not be able to sustain such an increase in housing allocation (for key reasons as below). In addition, observations were made by Parishioners and the meeting agreed that Cuddington has a strong case to seek a reduction in housing numbers. District Councillors were also invited to comment.

Observations from Parishioners and comments from District Councillors

The purpose of a Neighbourhood Plan (introduced through the Localism Act 2011) is to be able to influence the type, design, location and mix of new development. It was stressed that such a plan is a complex, lengthy and expensive process (£25-£30K) requiring 11-12 volunteers. Ken Trew explained the VALP determines housing numbers; not a Neighbourhood Plan. An example of this is the Haddenham Neighbourhood Plan that called for 850 houses. Cllr Judy Brandis stressed that there is a misconception that a Neighbourhood Plan focuses on housing only. Cllr Paul Irwin feared for the timing of a Neighbourhood Plan for Cuddington (which takes approximately 2 years to implement). Cllr Michael Edmonds commented that efforts should be placed on the VALP as, in the absence of a District Plan, AVDC has to conform to the National Policy Framework.

On top of the estimated need for 21,300 dwellings by 2033, Aylesbury Vale has included an additional 12,000 houses for unmet needs from adjacent districts. It was questioned why South Bucks, Wycombe and Chiltern District Council's cannot accommodate these. KB informed the meeting that the previous plan had failed because AVDC had not taken into account the unmet needs of neighbouring authorities. KT explained that AVDC will audit sites and claims in neighbouring Plans and have an opportunity to challenge the Plans in some detail. Cllr Judy Brandis emphasised that District Councillors had not agreed to the VALP but had agreed for the Draft Plan to be put forward. Cllr Paul Irwin and Cllr Judy Brandis stressed that AVDC is heavily challenging the additional 12,000 houses but Paul Irwin commented that, because there is more green belt and Areas of Outstanding Beauty in these adjacent districts, AVDC has less protection. Michael Edmonds stated that AVDC has a duty to co-operate with its neighbours but not a duty to agree. It was suggested Cuddington Parish Council checks the designation of the quality designation of its surrounding agricultural land.

A view was expressed that it may be preferable to have 30 or so new houses distributed around the village, rather than a 'block' site. Cllr Judy Brandis informed the meeting that 10+ houses on one site would trigger affordable housing, which several small sites would not.

Progress with the allotment land is unknown, although it is believed that the site may be identified in a further 'call for sites'. KB reminded parishioners that any building would need planning permission and an application would have to come to the Parish Council for comment. The Chairman of Chearsley Parish Council cited the importance of working with developers to be able to influence the style and type of development (in the case of Stoney Furlong, Chearsley).

Cllr Brian Foster stressed that the Plan is a Draft and that the numbers in the plan have no weight, as yet. Prior to submission of the draft plan consultation, only one site had come forward. At the "submission stage", it is expected further developers will emerge. Brian gave a summary of numbers that came from the changed hierarchy – Long Crendon (236), Stone (206), Waddesdon (187), Chearsley (12), Dinton (10), Ford (4).

Settlement in Haddenham. To achieve the 33,300 houses, 12 potential new settlement sites were identified in Aylesbury Vale including Winslow (2/3 years away from having a railway station) and Haddenham. Haddenham is the favoured site and could result in an urban extension of 6,000 houses (from Station Road to Scotsgrove). There was general concern over this issue.

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Cuddington Parish Council's key reasons for a reduction in housing numbers

Size

The Population of Cuddington is 569. It would be the smallest of the medium villages and less than half the average of 1152 (in a range of 680-2115) for the proposed medium villages. 50 houses could increase the population by 200.

Connectivity

Whilst only being 1.5 miles from Haddenham, there is no public transport to Haddenham, no footway and the necessity to cross the dangerous A418 at an accident black spot. Local accident figures to be obtained. The public transport to Aylesbury is infrequent. The description of being 'well connected to a service centre' is very debatable.

Employment

None. Insufficient weight has been given to the lack of employment – most of the settlements in the medium village group have some employment. This is an important issue.

Key services (Food store, Pub, Post Office, General Practice, Village Hall, Recreation, Primary School) and Non-key services (Pharmacy, Library, Places of worship, Secondary schools)

Cuddington is assessed to score 6 of the 7 on the list of key services. However, the system gives one point irrespective of how many shops/ pubs etc there are in the village. Several of the medium villages have greater numbers of each of these services but still the same score applies. Further, there is no weighting between any of the 'Facilities'. For example, for a population with a high proportion of older people, a GP surgery might be more important than recreational facilities. Cuddington school site is not a full Primary School, in that Cuddington and Dinton School is located on two sites (Junior in Dinton), (Infants in Cuddington). The School is also heavily over-subscribed. It serves not only Cuddington but also Dinton, Chearsley and Lower Winchendon and these primary pupils take the bus or are driven to school.

In addition to the above points relating to Cuddington specifically, the Parish Council intends to comment on:-

19% growth for every medium village.

The capacity for each medium village to accommodate sustainable development should be sensitive to local conditions and a 'flat rate' of 19% increase is arbitrary and not appropriate in all cases. For Cuddington these include:-

- Much of its area is in a Conservation Area. There is only one site identified in the HELAA (Housing and Economic Land Availability Assessment) so far (for 6 houses) and this is in the Conservation Area. In order to adequately protect the built environment, this proposal needs to be assessed against sites, including those outside the Conservation Area that might come forward.
- The village is situated within an Area of Attractive Landscape (AAL)
- Proposals for major expansion at Haddenham could lead to the prospect of coalescence with Cuddington.

Strategic issues

- The inordinately high provision for possible un-met needs from neighbouring local authorities.
- The apparent disparity between the approach in Wycombe and Chiltern and South Bucks Districts, where, despite not having completed their plans, their bottom-up approach seems to leave a huge deficit. This compares with AVDC top down approach to impose targets on all its settlements, at the outset.

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- The crude mathematical division of development for settlements with little, or no, consideration of the character of the settlement, or its ability to find sufficient sites.
- The lack of specific planning policy for Areas of Attractive Landscape (AAL)

Ken Trew stressed that the purpose of the meeting was to explain the implications to Cuddington and to ascertain if Parishioners agreed. He outlined the overall timetable for the Vale of Aylesbury Local Plan (as below) and said that would be another chance to meet and comment before the submission of the Plan (March 2017).

Draft Plan consultation	7 th July to 5 th September 2016
Proposed submission consultation	start 2017
Submission of the Plan	March 2017
Examination	Spring 2017
Adoption	Summer 2017

Ken Birkby urged **Parishioners to make their own individual response** and stressed that the best result for Cuddington would be that changes were made to the medium sized category prior to the submission of the plan (March 2017)

Where to send comments. Close date is Sept 5th

Via the AVDC website:

<http://www.aylesburyvaledc.gov.uk/valp-draft-plan-consultation-form>

By e-mail to:

localplanconsult@aylesburyvaledc.gov.uk

In writing to:

Forward Plans, AVDC, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF

ACTION: KT to prepare and circulate to Councillors final draft of comments for submission, possibly online. KB to research Buckinghamshire Parishes within the Neighbourhood Plan process to take forward our decision making about whether to create a Neighbourhood Plan.

7. Contributions from AVDC and BCC Cllrs

Included in Item 7.

8. Finance

a. Balance from Minutes of previous meeting (11th July 2016): **BALANCE:** **£18,956.39**

- **Receipts:** £0.00 (Pending: £1185.15 – CPFA Mower Fund)
- **Debits:** £0.00
- **Plus unrepresented cheques: £120.00** Carl Small)
- **Balance of Bank Account: £19,076.39** (as at 1st August 2016).

Available Funds: £18,956.39 (balance of bank account less unrepresented cheques)

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b. Orders for Payment: £781.96

- **Venetia Davies - £336.96** (July)
- **Simon Brown - £220.00** (Grass cutting – 4 cuts @ £55.00: 11, 18, 25.07.16 and 01.08.16)
- **Carl Small - £60.00** (Children's play area – 2 cuts @ £30.00, 7, 21.07.16)
- **Bernard Hall Committee - £30.00** (June and July)
- **JRB Enterprise Ltd - £135.00** (£112.00 + £22.50 (VAT) Dog Bags)
- **BALANCE: £18,174.43** - (Available Funds less Orders for Payment)

9. Items for Information

- Angela Sanderson circulated draft of Footpath Map. As this is an own design, it will not be subject to copyright. Councillors agreed format. **ACTION: AS to progress.**

10. Date and Time of Next Meeting:

Monday 12th September 2016 at 7.30pm: BERNARD HALL