

CUDDINGTON NEIGHBOURHOOD PLAN SITE ASSESSMENTS REPORT

FEBRUARY 2019

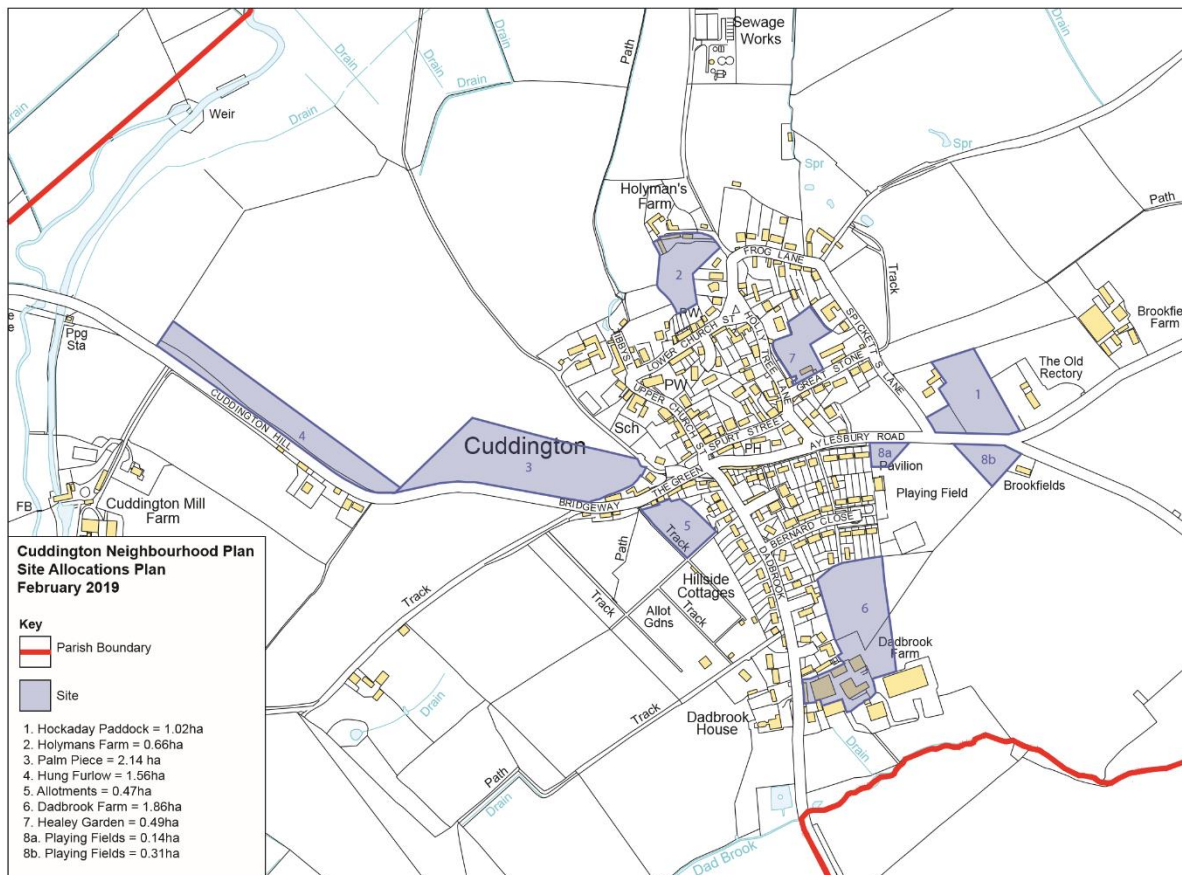
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Appendix

1. Background

- 1.1 This report summarises the site assessment process to inform the selection of housing site allocations in the Cuddington Neighbourhood Plan.
- 1.2 In August 2018, the Cuddington Neighbourhood Plan Steering Group carried out a Call for Sites and invited landowners to outline their aspirations for making land available for future development in the Parish. Nine sites were put forward for consideration (see Plan A), including two (8a and 8b) that are small parcels of land on the edge of the Recreation Ground but would only be assessed for their potential to deliver community-controlled, affordable housing in perpetuity. Landowners were then provided with a further opportunity to confirm on what basis the land is being made available.
- 1.3 The information received has essentially replaced the Housing & Economic Land Availability Assessment (HELAA) of January 2017.



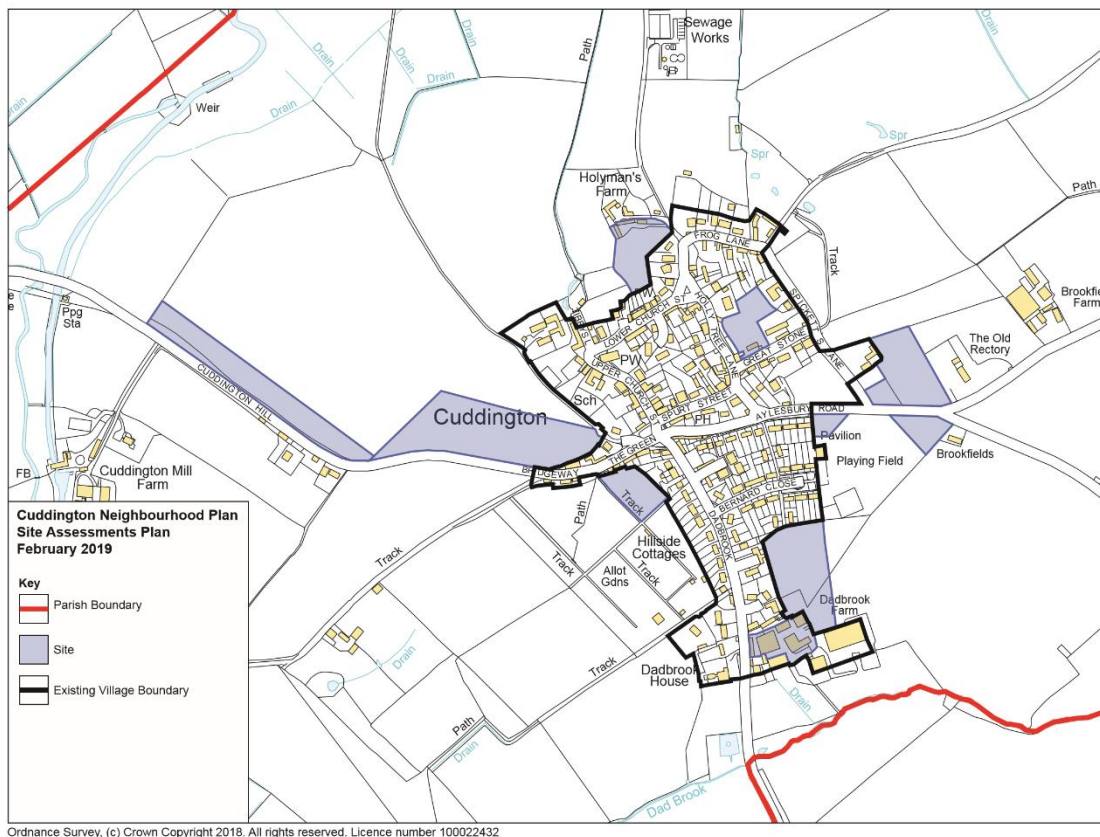
Plan A: Site Assessments Plan

2. Site Assessment Process

2.1 The site assessment process is divided into two stages. Stage One uses the Call for Sites data to exclude unsuitable sites. The exclusionary criteria are set out below:

- i. Within designated Flood Zone (using the EA maps)
- ii. Within designated biodiversity area (using AVDC maps)
- iii. Not adjoining existing village boundary (unless substantially connected via another potential site allocation)
- iv. Site cannot be made available for at least 10 years (e.g. legals etc)

2.2 Plan B below shows the existing defined village boundary for the purpose of determining criterion iii above. Plans C and D in the Appendix have also been used to inform the Stage One assessment. An earlier iteration of this report included two other criteria related to the site area (defining a minimum and maximum area). However, they have proven too crude as measures to exclude sites from further consideration as it was not possible to accurately determine gross and net site areas.



Plan B: Cuddington Village Boundary

2.3 Stage Two comprises the list of sites passing Stage One, together with an estimate of site capacities and the potential for a site to accommodate any other non-housing uses. The assessment process has three elements. Firstly, the sites have undergone a technical assessment using a Strategic Environmental Assessment (SEA). The outcome of the draft assessment is shown in Table B in Section 3. Plans E – H in the Appendix show a range of environmental data and have been used to inform the SEA.

2.4 The SEA criteria are:

Heritage - to conserve and enhance the local historic environment by:

- conserving and enhancing the designated Conservation Area
- conserving the setting of listed buildings

Landscape - to conserve and enhance the character of the local landscape by minimising the effect of development in the village on the Area of Attractive Landscape

Climate Change Mitigation - to address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts by:

- encouraging walking and cycling to the village centre
- improving access to the local footpath network

Biodiversity - to conserve and enhance biodiversity by:

- avoiding loss or damage to existing biodiversity or geodiversity
- maintaining or enhancing existing on-site biodiversity assets

Flooding & Water Quality – to manage flood risk effectively and to ensure there is no degradation of water quality in the Dad Brook or River Thame

2.5 Secondly, the community will be invited to comment on this list, with the aim of the Steering Group to rank the sites in order of community preference. And thirdly, the Group will rank the list in terms of the ability of the site, and the willingness of the site owner, to deliver direct community benefits as part of a housing allocation.

2.6 The combination of these three assessments will create a final list for the Steering Group to consider for allocation in the Plan. This decision will be informed by evidence to be gathered by the Group to indicate how many homes the Plan should provide for and over what plan period.

3. Site Assessments

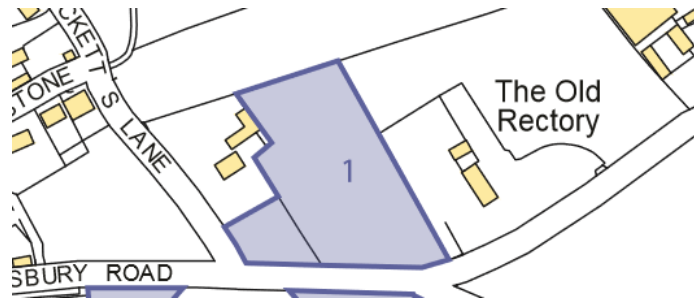
Site reference:

Site 1 – Hockaday Paddock

1.02 ha

Cross-references with HELAA:

Not identified in the HELAA.



Stage One Assessment:

- i. The site is not within a designated flood zone;
- ii. The site is not within a designated biodiversity area;
- iii. Part of the site adjoins the village boundary;
- iv. Landowners have confirmed that the site is available for approximately 12 dwellings (including the potential to deliver some affordable shared ownership units), traffic calming/reduced speed limit, improved pedestrian crossing, landscape planting and development contributions.

The site meets the criteria to proceed to Stage Two assessment.

Initial SEA Assessment:

- Lies within the setting of the Conservation Area.
- Uncertain presence of local heritage assets or archaeology
- Lies in Area of Attractive Landscape between two plots, forming part of the garden of one plot, both with established boundaries. Significant mature tree screening along boundary adjacent to Aylesbury Road.
- Potential visibility problems with access to Aylesbury Road.
- Capacity at minimum 11 threshold therefore on-site affordable housing possible and being offered.
- Part of the site lies within 400m of village centre, but no existing footpath on access lane.
- Not in flood zone and no obvious implications for harming water quality in the Dad Brook or River Thames

Site reference:

Site 2 – Holymans Farm

0.66 ha

Cross-references with HELAA:

Not identified in the HELAA.



Stage One Assessment:

- i. The site is not within a designated flood zone;
- ii. The site is not within a designated biodiversity area;
- iii. The site adjoins the village boundary;
- iv. Landowners have confirmed that the site is available for residential development and have made the land available offering two options for housing with landscape planting and open space/pop-up parking.

Option 1

5 x 4/5 Bed units (GIA 1400sqft and 1600 sqft – 1.5 storey)

Open Space / Pop-up Parking

Option 2

3 x 2 Bed terrace (GIA 700 sqft – 2 storey)

2 x 3 Bed semi-detached (GIA 965 sqft -2 storey)

1 x 3 Bed detached (GIA 950 sqft – 2 storey)

2 x 4 Bed detached (GIA 1300 sqft – 2 storey)

Open Space / Pop-up Parking

The site meets the criteria to proceed to Stage Two assessment.

Initial SEA Assessment:

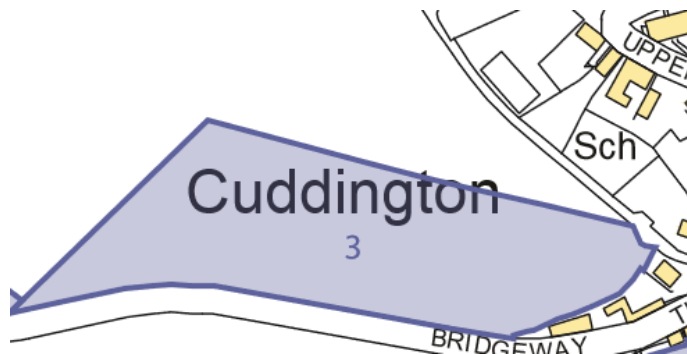
- Forms part of the setting of Grade II listed buildings Holymans Farmhouse and Barn and Cattle Shed Range to west of Holymans Farmhouse and lies within the setting of the Conservation Area.
- Uncertain presence of local heritage assets or archaeology
- Lies in Area of Attractive Landscape within significant mature tree screening to surrounding countryside on western boundary.
- Existing road access to Holymans Farm is narrow but may be possible with improvements.
- Capacity above minimum 11 threshold, however both options are not offered on this basis and promotes less density dwellings.
- Lies within 400m of village centre, but no existing footpath on access lane. Footpath Nos. 1 and 2 meets on access lane in close proximity to the site.
- Not in flood zone and no obvious implications for harming water quality in the Dad Brook or River Thame

Site reference:

Site 3 – Palm Piece

2.14 ha

(Developable area 0.9 ha)


Cross-references with HELAA:

0.71Ha of the site is part of the HELAA site CDN005, see red outline on plan below, and is assessed as being unsuitable.



Extract from AVDC HELAA January 2017

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development	
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
				settlement pattern.							
CDN005	Land west of The Spinney, The Green	Cuddington	0.71	Unsuitable – Development would be likely to have an adverse landscape and visual impact and on views to a church, Conservation Area and Listed Building. There are also visibility problems at the access.	No	No				No	

Stage One Assessment:

- The site is not within a designated flood zone;
- The site is not within a designated biodiversity area;
- The site adjoins the village boundary;
- Landowner has confirmed that the site is available for approximately 15 dwellings, including some form of affordable housing, new public open space, school/community parking, landscape planting and developer contributions.

The site meets the criteria to proceed to Stage Two assessment.

Initial SEA Assessment:

- Lies within views to Grade II* listed building of the Parish Church of St Nicholas and lies within the setting of the Conservation Area.
- Uncertain presence of local heritage assets or archaeology
- Lies in Area of Attractive Landscape with potential adverse impacts recorded in HELAA.
- Potential visibility problems with access to Bridgeway recorded in HELAA.
- Capacity at minimum 11 threshold therefore on-site affordable housing possible and being offered.
- Lies within 400m of village centre, with existing footpath no. 14 (from Cuddington to Nether Winchington) on access lane.
- Not in flood zone and no obvious implications for harming water quality in the Dad Brook or River Thame

Site reference:

Site 4 – Hung Furlow

1.56 ha

Cross-references with HELAA:

Not identified in the HELAA.

Stage One Assessment:

- i. The site is not within a designated flood zone;
- ii. The site is not within a designated biodiversity area;
- iii. The site does not adjoin the village boundary and is not substantially connected via another potential site allocation;
- iv. Landowners have confirmed that the site is available.

The site fails to meet criterion iii. of the Stage One assessment and is therefore excluded from being taken forward.



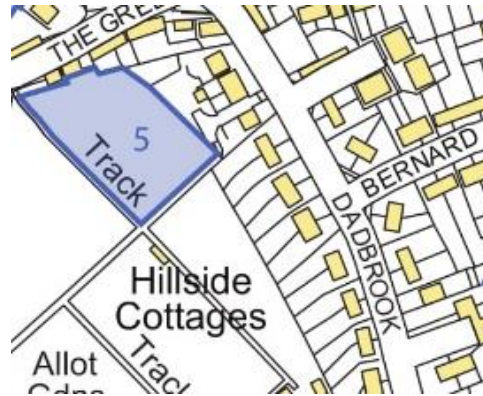
Site reference:

Site 5 – Allotments

0.47 ha

Cross-references with HELAA:

Not identified in the HELAA.



Stage One Assessment:

- i. The site is not within a designated flood zone;
- ii. The site is not within a designated biodiversity area;
- iii. The site adjoins the village boundary;
- iv. Landowners have confirmed that the site is available for a small scheme of approximately 7 smaller dwellings for first time buyers and older people downsizing, landscape planting and developer contributions.

The site meets the criteria to proceed to Stage Two assessment.

Initial SEA Assessment:

- The site forms part of the setting of Grade II listed buildings Upper Green Cottage and Bridgeway and lies in the setting of the Conservation Area.
- Uncertain presence of local heritage assets or archaeology
- Lies in Area of Attractive Landscape and comprises of unused allotment land. Bounded by two existing tracks with no screening to open countryside to the west.
- Site access can be accommodated via access to established development from Dadbrook.
- Capacity below minimum 11 threshold therefore no on-site affordable housing.
- Lies within 400m of village centre, no formal rights of way, but bounded by two existing tracks.
- Not in flood zone and no obvious implications for harming water quality in the Dad Brook or River Thame

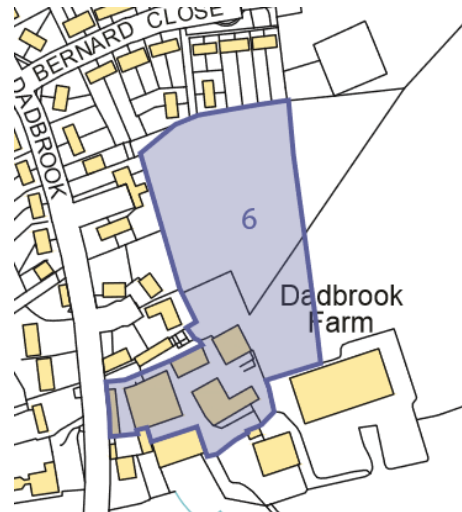
Site reference:

Site 6 – Dadbrook Farm

1.86 ha (1.37 Ha net as per Spitfire Bespoke Homes proposal February 2019)

Cross-references with HELAA:

HELAA site reference CDN003, only part of the site (0.57 ha) is assessed as being suitable for housing development.



Extract from AVDC HELAA January 2017

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development	
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
CDN003	Dadbrook Farm, Dadbrook Close	Cuddington	0.57	Suitable for housing - requires mitigation against wider landscape/visual impact on this Area of Attractive Landscape.	Yes	Yes	20	20		No	

Stage One Assessment:

- The site is not within a designated flood zone;
- The site is not within a designated biodiversity area;
- The site is within and extends outside the village boundary;
- The landowners have confirmed that the site is available for 30 homes including affordable homes.

The site meets the criteria to proceed to Stage Two assessment.

Initial SEA Assessment:

- The site forms part of the setting of Grade II listed Dadbrook Cottage.
- Uncertain presence of local heritage assets or archaeology
- Lies in Area of Attractive Landscape and HELAA notes mitigation required against wider landscape/visual impact.
- Existing road access to Dadbrook Farm is narrow but may be possible with improvements.
- Capacity at minimum 11 threshold therefore on-site affordable housing possible and being offered.
- Part of the site lies within 400m of village centre, but no existing footpaths on access lane.
- Not in flood zone and no obvious implications for harming water quality in the Dad Brook or River Thame

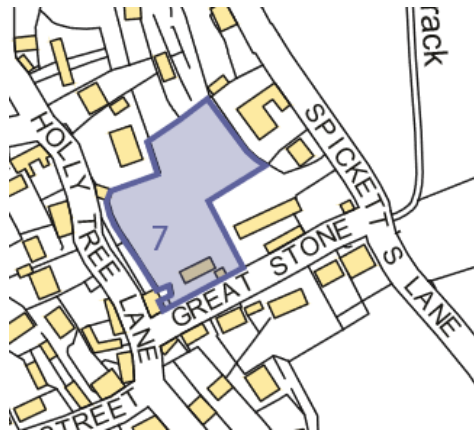
Site reference:

Site 7 – Healy Garden

0.49 ha

Cross-references with HELAA:

Not identified in the HELAA.



Stage One Assessment:

- i. The site is not within a designated flood zone;
- ii. The site is not within a designated biodiversity area;
- iii. The site is within the village boundary;
- iv. Landowners have confirmed that the site is available for four 4/5 bed dwellings.

The site meets the criteria to proceed to Stage Two assessment.

Initial SEA Assessment:

- The site forms part of the setting of Grade II listed Great Stone House and lies in the Conservation Area.
- Uncertain presence of local heritage assets or archaeology
- Lies within Area of Attractive Landscape but also within village boundary so no effect on the Area.
- Existing access to Great Stone, a narrow country lane, but may be possible with improvements.
- Capacity below minimum 11 threshold therefore no on-site affordable housing.
- Lies within 400m of village centre, but no existing footpath on Great Stone. Footpath No. 3 leads into open countryside at end of Great Stone at junction with Spickett's Lane.
- Not in flood zone and no obvious implications for harming water quality in the Dad Brook or River Thames

Site reference:

Site 8a – Playing Fields

0.14 ha

Cross-references with HELAA:

Not identified in the HELAA.



Stage One Assessment:

- i. The site is not within a designated flood zone;
- ii. The site is not within a designated biodiversity area;
- iii. The site adjoins the village boundary;
- iv. Landowners have confirmed that the site is not currently available.

The landowner has confirmed that the site is not available. The site fails to meet criterion iv. of the Stage One assessment and is therefore excluded from being taken forward.

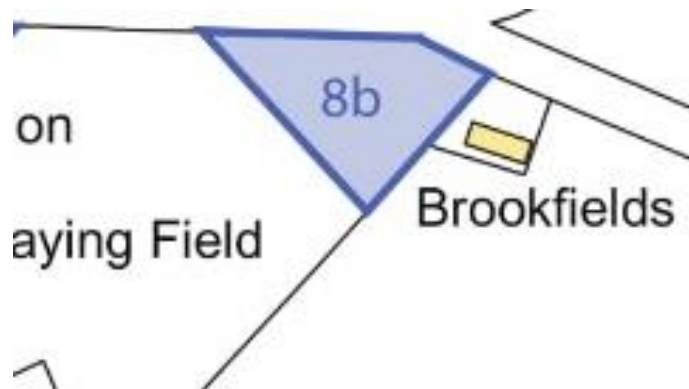
Site reference:

Site 8b – Playing Fields

0.31 ha

Cross-references with HELAA:

Not identified in the HELAA.



Stage One Assessment:

- i. The site is not within a designated flood zone;
- ii. The site is not within a designated biodiversity area;
- iii. The site is not connected to the village boundary or substantially via another potential site allocation;
- iv. The developable area has a potential capacity of 6-8 dwellings at c. 25dph;
- v. The developable area measures 0.31ha;
- vi. Landowners have confirmed that the site is not currently available.

The landowner has confirmed that the site is not available. The site fails to meet criterion iv. of the Stage One assessment and is therefore excluded from being taken forward.

4. Summary

- 4.1 Three sites – 4, 8a and 8b – have been excluded from proceeding further for the reasons set out above. The remaining six sites – 1, 2, 3, 5, 6 and 7 – have proceeded to the second stage of assessment. As noted in Table B below, the development of each of the sites has the potential to have adverse effects, which will require satisfactory mitigation measures to address. For those sites chosen for allocation in the Plan, the measures will need to be evidenced by the land interests and each allocation policy will make their implementation a requirement of the allocation.

Site No.	Site Name	Site Area (ha)	Site Capacity (dwellings)
1	Hockaday Paddock	1.02	12
2	Holymans Farm	0.66	5 – 8
3	Palm Piece	0.9	15
5	Allotments	0.47	7
6	Dadbrook Farm	1.37	31
7	Healey Garden	0.49	4

Table A: Sites to proceed to Stage Two Assessment

- 4.2 It is noted that the sites will deliver a total of 74 – 77 dwellings based on the information provided by the land interests or by using a simple density calculation. The Parish Council has not yet been provided with an 'indicative housing figure' by AVDC (as per 2019 National Planning Policy Framework §66) but estimates that the Neighbourhood Plan should allocate sufficient sites to deliver a minimum of 12 homes. The final number will be determined in consultation with AVDC once the outcome of the Stage Two exercise is known.

	Heritage			Landscape	Climate Change Mitigation		Biodiversity	Flooding	
Site No. and Site Name	Listed Buildings	Conservation Area	Other (Bucks HER)	Landscape Character	Air Quality	Footpaths	National Designations	Flood Zones	Water Quality
1 Hockaday Paddock			?						
2 Holymans Farm			?						
3 Palm Piece			?						
5 Allotments			?						
6 Dadbrook Farm			?						
7 Healy Garden			?						

Positive



Neutral

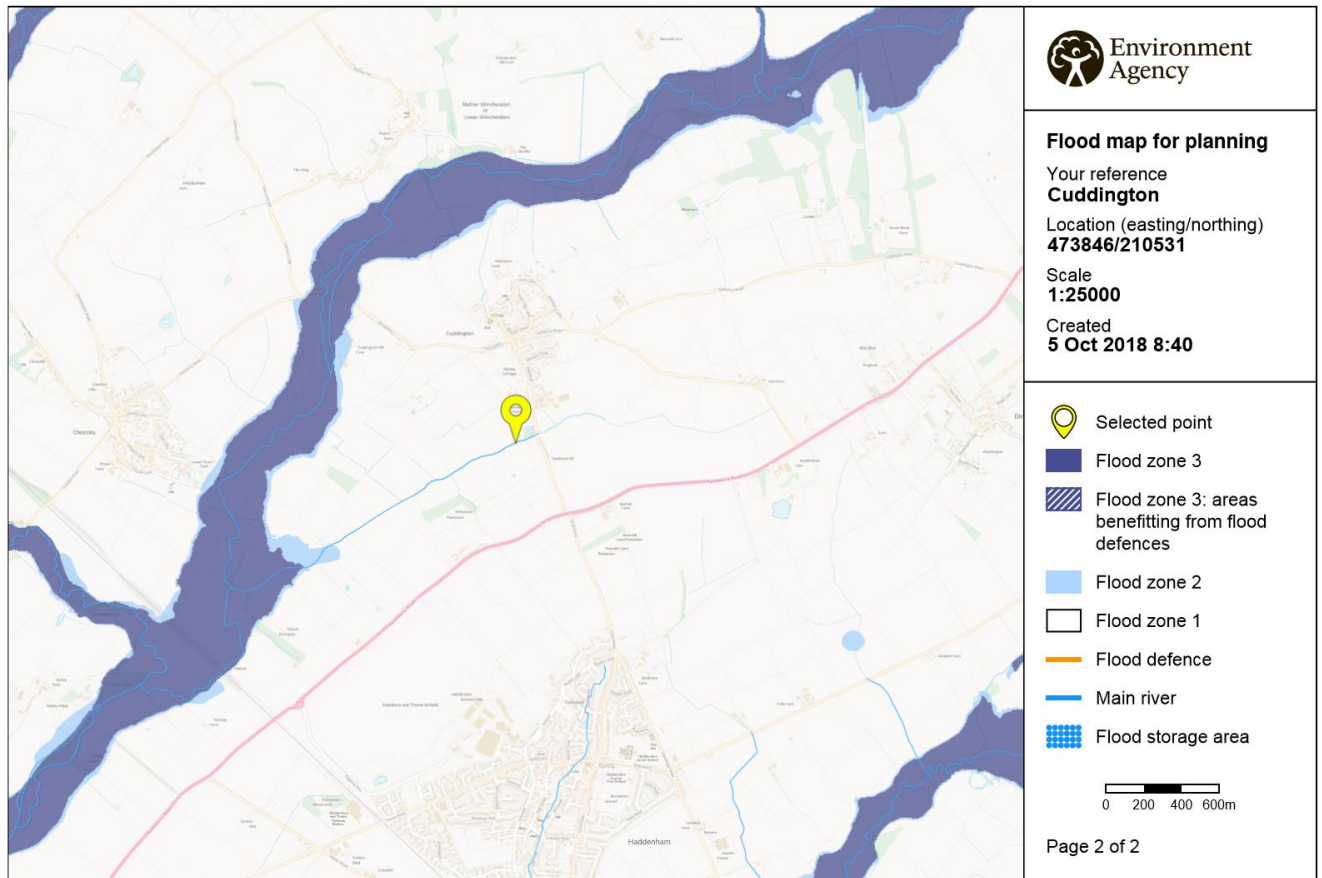


Adverse



*Table B: Summary Initial Site Appraisal against SEA Objectives
(Notes: assessment excludes development scheme mitigation measures;
and further examination of Bucks Historic Environment Record to be undertaken)*

STRATEGIC ENVIRONMENTAL ASSESSMENT: SCOPING PLANS

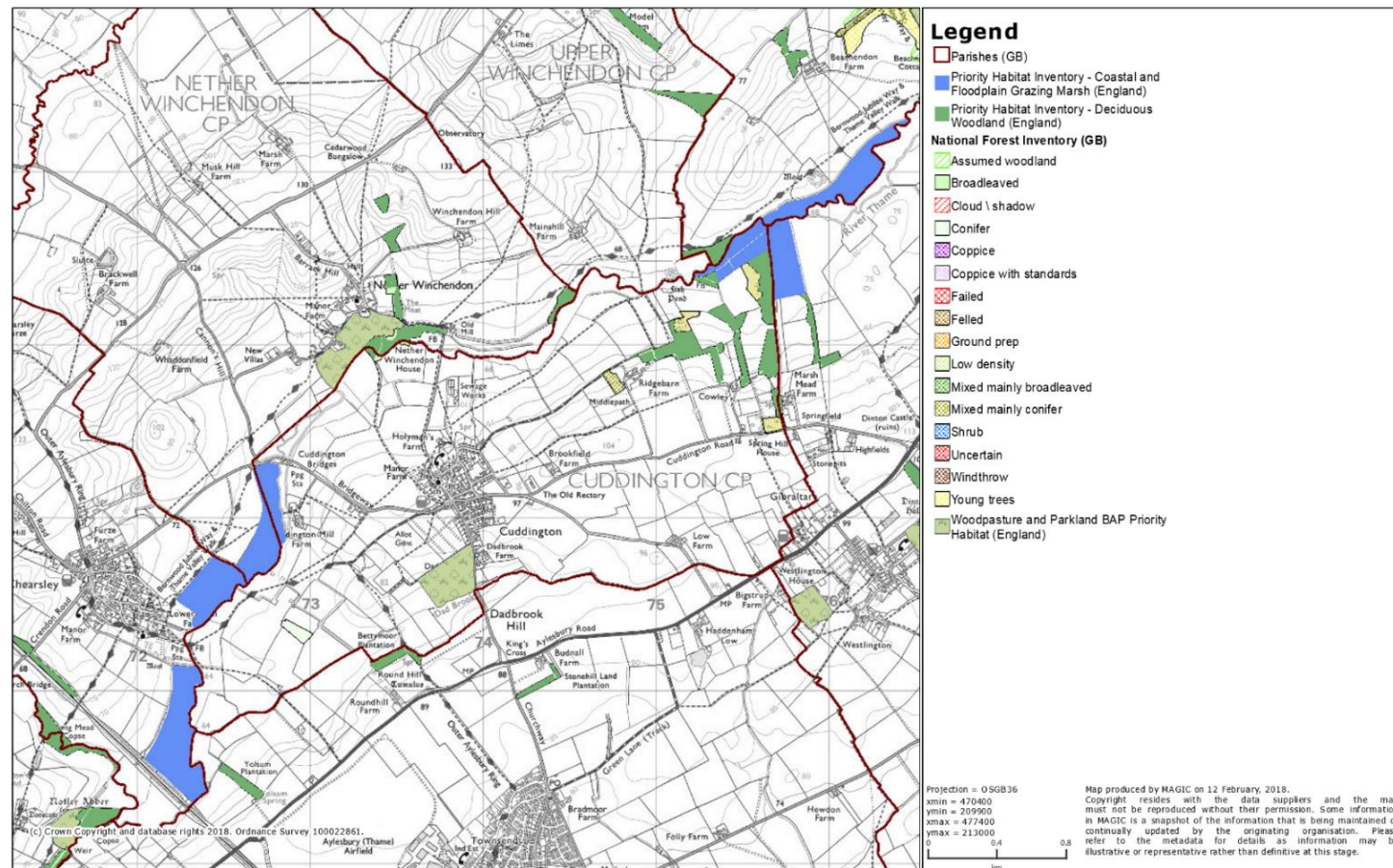


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Plan C: Flood Risk Area in Cuddington (Source: Environment Agency)

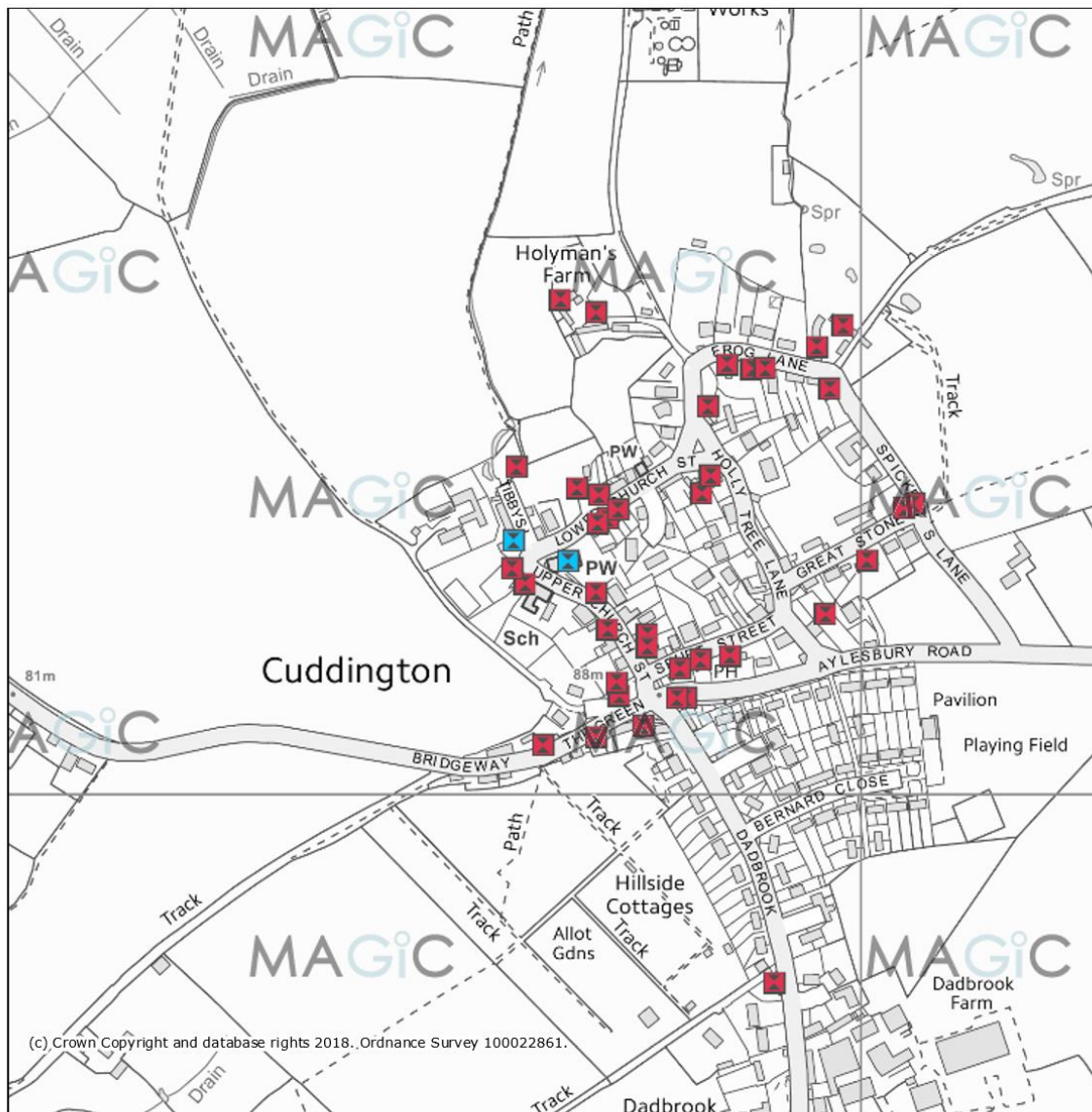
MAGiC

Cuddington Habitat



Plan D: Biodiversity Areas in Cuddington (Source: Magic Map)

MAGiC Cuddington Listed Buildings



Legend

Scheduled Monuments (England)

World Heritage Sites (England)

Buffer Zone

World Heritage Site

Listed Buildings (England)

I

II

II*

0 0.15 0.3
km

Projection = OSGB36

xmin = 473100

ymin = 210700

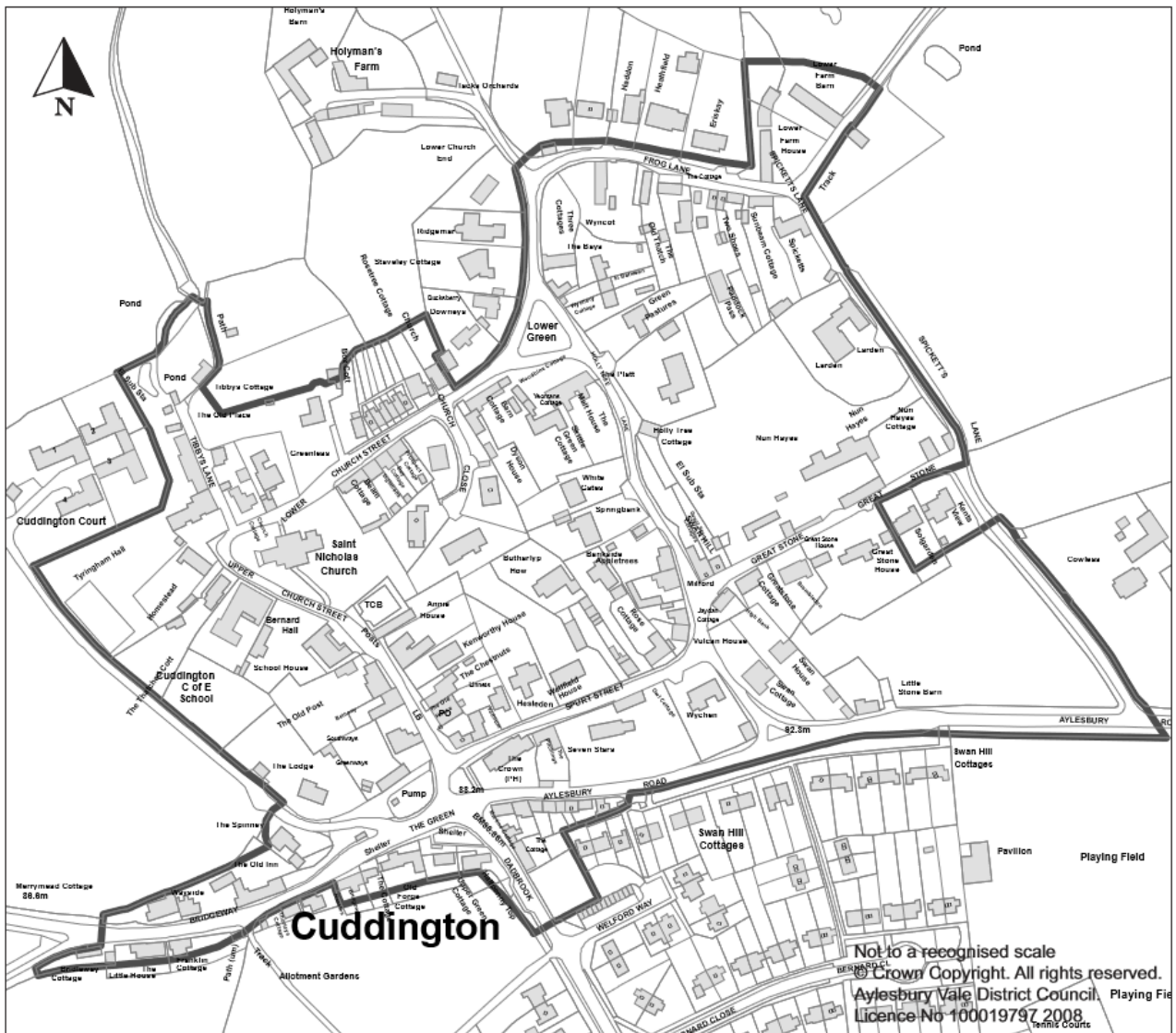
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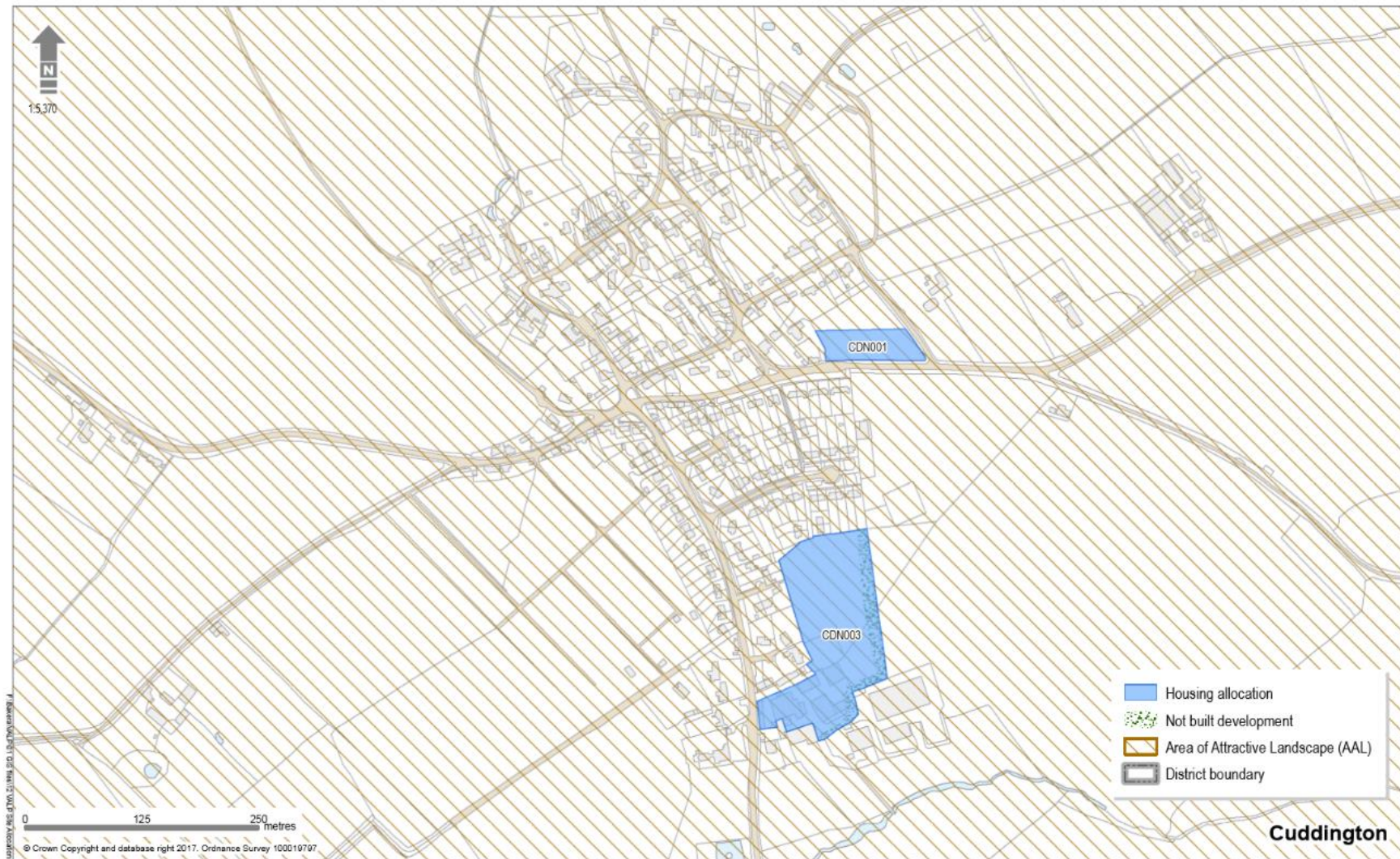
Map produced by MAGiC on 29 May, 2018.

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Plan E: Listed Buildings in Cuddington (Source: Magic Map)



Plan F: Cuddington Conservation Area (Source: AVDC)



Plan G: Area of Attractive Landscape (Source: AVDC)

Plan H: Pedestrian connectivity and distance to village services (Source: Parish Council)