



Community Consultation Paper to accompany the 2nd Village Survey

Key dates:

Exhibition in the Bernard Hall

This will be a display of material from the Consultation Paper
and a chance to meet members of the Neighbourhood Plan Steering Group

Friday 29th March - 2.00-6.00pm

Saturday 30th March - 2.00-6.00pm

Sunday 31st March - 9.30am-12.30pm

Survey deadline: Wednesday 10th April



Introduction

Cuddington is preparing a Neighbourhood Plan, which will influence the way the village evolves over the plan period to 2033. A Neighbourhood Plan allows villagers to express their aspirations for our village and protect what is best in terms of heritage, green and social infrastructure.

The Neighbourhood Plan will provide a framework for determining how our village should grow and develop to support local services and meet local housing needs without undermining the quality of village life.

The Neighbourhood Plan is the responsibility of Cuddington Parish Council and they have delegated the role of managing the process to the Neighbourhood Plan Steering Group. The Steering Group consists of three Parish Councillors and a group of volunteers from different parts of the village and with different backgrounds. A full list of the Steering Group is available at <https://m.cuddingtonvillage.com/view-page.php?pid=117>

The Parish Council and Steering Group are being advised by an independent planning consultancy (O'Neill Homer) who have extensive experience of preparing Neighbourhood Plans in our area. Their fees are paid for by a grant from the Government.

This consultation paper has been put together as a guidance document to accompany the 2nd Neighbourhood Plan Village Survey. Please read this document and then complete the survey, which can be accessed online by visiting

<https://www.surveymonkey.co.uk/r/PMJZCST>

If at all possible, please complete your survey online as this helps with the collation and analysis. If you cannot do this, hard copies of the survey are available in the village shop and can be returned to the shop once they are completed.

The deadline for completing the survey is Wed 10th April. There will also be an exhibition in the Bernard Hall from Friday 29th to Sunday 31st March where the possible site allocations for new housing will be displayed and members of the Steering Group will be on hand to answer questions. You may, therefore, wish to wait until after the exhibition to complete your survey.

Villagers are reminded that the survey is open to all residents of the village but that only one survey per person should be completed.



Cuddington Neighbourhood Plan

Purpose of the consultation

The Neighbourhood Plan allows the residents of Cuddington to influence how the village evolves over the next 10 to 15 years and in particular to express their preferences about where any new housing might be located. To make sure that the Neighbourhood Plan takes account of local views there are **three** stages of consultation and a referendum. The first consultation was held in the summer of 2018 and we are now at the second consultation stage.

The purpose of this consultation and survey is to: -

1. Agree a Vision and Objectives for the Neighbourhood Plan
2. Consider and rank community improvements / benefits
3. Comment on the proposed areas of Local Green Space
4. Assess and rank possible sites for new housing development

Your responses to the survey will be used to help develop policies and plans in order to prepare a Draft Neighbourhood Plan for consultation later in the year.

Traffic calming is not included in the second consultation as this is now being dealt with by the Parish Council and Transport for Bucks (TfB) . See village website :-

<https://www.cuddingtonvillage.com/page-content/documents/1552325455-CPC%20-%20Parish%20Council%20Cuddington%20Traffic%20Plan%20March%202019%20.pdf>

Summary of the Village Survey Summer 2018

Cuddington held its first consultation in the summer of 2018 in order to understand existing concerns and the views of residents about the future of the village. 164 residents (out of a possible 478) completed our initial village survey, and the results have been essential in helping to guide the Steering Group to this stage. It is now important that we consult with the village again and ask some more specific questions. The answers to these questions along with information from a formal site assessment study will be used to prepare a Draft Neighbourhood Plan document.

A full copy of the 2018 survey results can be found on the village website

<https://www.cuddingtonvillage.com/page-content/documents/1540983898-CNP%20-%20Overview%20of%20Village%20Survey%20updated%20with%20web%20address.pdf>

Some of the key findings are summarised below:

- The main concerns raised in the village survey were about speeding traffic, visibility at junctions and anti-social parking. There were suggestions for more parking space near the centre of the village to help service the Shop, Church, School and Bernard Hall.
- The **community facilities** within the village were all valued highly, and improvements were supported for all of them with the top three choices being the Social Club, Playing Fields and local Bridleways and Footpaths.
- Views on **housing growth** varied but there was positive feedback on providing some form of affordable housing and the idea of a Community Land Trust. In terms of size of potential housing sites there was a preference for smaller sites and some above 11 homes that could provide affordable houses. There was felt to be most need for 1 to 2 bed smaller, starter homes or homes for older people , although there was recognition that the village may also require some additional 3 to 4 bed houses.



Cuddington Neighbourhood Plan

- The key **design** issues for any new housing were considered to be good traffic access, adequate off-street parking and minimal impact on the landscape and views. There was a particular desire to protect and enhance the **green spaces**, trees and hedgerows within and around the village.

Draft Vision and objectives

The Neighbourhood Plan period runs to 2033 so that it is consistent with the Vale of Aylesbury Local Plan (VALP). The Neighbourhood Plan Steering Group have set out their thoughts on what the village might be like at the end of the Neighbourhood Plan period and suggested a set of draft objectives for comment. The Neighbourhood Plan will describe what we need to do to achieve these goals.

A draft Vision and Objectives for Cuddington Village in 2033 has been prepared below and you are invited to comment on this during Questions 1, 2 & 3 of the survey

Draft Vision

Cuddington will have preserved its outstanding characteristics as a traditional English village and its location in rural countryside, its distinct boundaries, Buckinghamshire heritage and historic buildings (of which 40 are currently included in the National Heritage List), church, school, village shop, public house and other amenities. The village's winding lanes, multiple green spaces, footpaths and country views, continue to encourage a feeling of community among its residents.

A moderate number of new homes within the redefined village boundary and built in styles sympathetic to the current conservation area, have not changed the essential open nature and conserved character of the village and the green spaces and ecological benefits of the village have been maintained for the benefit and use of all. However, the new homes have helped to sustain and allow investment in community facilities, which have been improved in line with residents wishes.

There are a wider range of housing types within the village boundary, allowing younger people and families to find homes, some for the first time, and for older people to downsize. There are now a number of new lower cost homes in the village to supplement the existing 31 village homes currently managed by the Aylesbury Housing Trust.

Traffic in and through the village is well controlled and large vehicles have been discouraged from passage through the village. There are improved walking and cycling connections between the village and the neighbouring settlements of Nether Winchendon, Dinton, Chearsley and Haddenham and its station, health centre, shops and other facilities. Bus services to Thame and Aylesbury have been significantly enhanced.

The relationship between the village and the countryside which surrounds it, an important feature of the Conservation Area designation of 1976 and the designation of surrounding land as an Area of Attractive Landscape, have been maintained. The views from and to the village over the attractive Thame valley, Winchendon Hill and other areas of rural landscape have been preserved.

Overall, Cuddington remains a rural hillside Buckinghamshire village and development has enhanced rather than detracted from its designated areas of heritage and beauty, for the enjoyment of future generations of residents and visitors.



Draft Objectives

To achieve the Vision, a number of key Objectives have been identified, as follows.

Housing

Restrict new housing developments to within the village settlement boundary and immediately adjacent to it. Allocate new housing only to specific sites identified in the Neighbourhood Plan. Ensure this is built to standards defined in the Plan.

Ensure new houses reflect a mixture of large and small homes meeting local housing needs, particularly catering for residents wishing to stay in the village, new families moving to the village and first-time buyers.

Include a proportion of lower-cost homes as part of the overall housing mix.

Provide generous on-site parking to avoid additional on-street parking within the village.

Environment

Minimise the effects of development on the historic character of the village.

Restore and maintain existing green spaces and, where possible, expand or create additional green areas. Maintain and enhance the trees, hedgerows, verges, and areas of flowers within the village.

Ensure all new developments include the planting of trees and hedgerows and the creation of green spaces.

Protect the special landscapes that surround the village and prevent the closure of openings giving views of the countryside; consider opening new views.

Local amenities and services

Encourage the use of local shops and services, and parish and community buildings and protect them from unnecessary loss to other uses.

Ensure that a significant number of allotments remain as an amenity available to all with adequate provision for future users.

Encourage and support all sporting and community activities and facilities for village residents.

Travel & Transport

Contain and control local traffic flow with traffic calming, speed controls and diversions as necessary.

Ensure all new housing developments include appropriate access roads and, where possible, that traffic is directed away from the centre of the village.

Encourage walking and cycling in and outside the village by construction and maintenance of footpaths, cycle ways and walkways.

Seek to enhance public transport to and from the village, particularly to Thame, Aylesbury and Haddenham, including Haddenham and Thame Parkway station.



Draft Neighbourhood Plan Policies

It is proposed that the Neighbourhood Plan has 8 planning policies to help implement the proposed Objectives and the purpose and scope of these policies is listed below. Once approved these policies will be used to assess and determine planning applications for Cuddington alongside VALP.

You are invited to comment on this during *Questions 4 & 5* of the survey

CUD1 Village Boundary

Drawn to reflect the observed edges of the village, including new site allocations, and then used to contain development within the boundary unless specifically suited to a countryside location (ruling out housing development beyond the boundary).

CUD2 Housing Site Allocations

Chosen to contribute to housing supply, setting out the key development principles to guide planning applications.

CUD3 Local Green Spaces

To protect important open spaces from development.

CUD4 Design Quality in the Conservation Area

To identify the key characteristics of the village and require that all planning applications demonstrate how they have taken them into account.

CUD5 Design Quality outside the Conservation Area

As CUD4 but for that part of the village outside the Conservation Area.

CUD6 Traffic and Parking

To require all proposals to show how they achieve successful access and parking and to require financial contributions to traffic management projects.

CUD7 Community Assets

To protect local assets from unnecessary loss and to encourage their improvement.

CUD8 Footpath Network

To identify the existing network of footpaths within and around the village and Parish to protect from harmful development.

Subject to any comments received during the second consultation stage, these policies will be drafted by our independent Planning Consultants, O'Neill Homer, on behalf of the Steering Group and included in the Draft Neighbourhood Plan for further consultation.



Improvements to Community facilities

The responses to the 2018 village survey identified the aspiration to improve community facilities. The existing **community facilities** within the village were all valued highly, and improvements were supported for all of them with the top three choices being the Social Club, Playing Fields and local Bridleways and Footpaths.

The response to the first village survey did not establish if the community wished to see improvements to local rural footpaths and / or tarmac footpaths within the village. **Questions 6 , 7, 8 and 9 have been added to this second survey to understand what paths the village community is concerned about and what they are seeking to achieve.**

A list of other possible improvements together with a broad estimate of cost has been prepared through discussion with the various stakeholders within the village.

You are asked to comment on these improvements and rank them in order of preference in Questions 10 and 11 of the survey.

Potential improvements to village facilities:-

- Traffic calming on the Aylesbury Road/ Bridgeway – approx. £100 to £150k
- Social club – upgrade / possible extension – approx. £40k to £80k
- Playing fields – upgrade playground equipment – approx. £40k to £80k
- Playing fields – convert the tennis courts into a multi-use games area (MUGA) for tennis, 5-a-side football and basketball- approx. £40k to £80k
- Bernard Hall improvements – approx. £20k to £40k
- Improvements to tarmac footpaths within the village – approx. £50k
- Village car park – deliverability and cost subject to location and landowner approval
- Footway between Dadbrook Farm and the A418 on farmland adjacent to the highway (subject to approval of the landowner) - approx. £100k to £250k +

There are a range of options for funding any improvements, including developer contributions from any allocated housing. Understanding the priorities for the village will help the Neighbourhood Plan Steering Group and Parish Council to develop a strategy for delivering these improvements as funds become available.

Some options, such as the village car park and the footpath to the A418, require the landowners consent and their implementation is likely to be linked to a potential housing allocation (see shortlisted housing sites below).

Any improvements associated with the public highways would need approval from the highway authority (Bucks CC).



Draft designation of Local Green Spaces (ref Policy CUD 3)

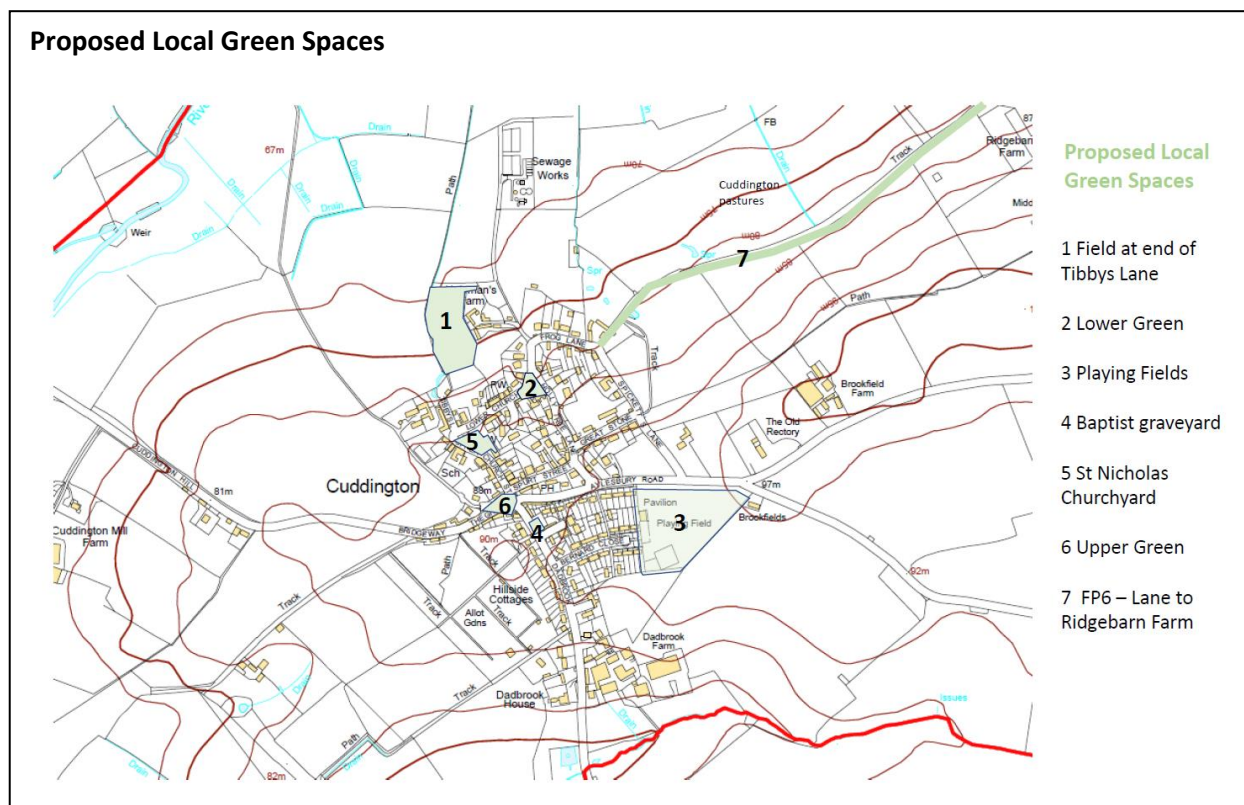
Local communities are encouraged by national planning guidance (NPPF 2018) to identify and protect green spaces that have a special value to the village. These local green spaces are protected against development in the same way that Green Belts are - i.e. development is only allowed in very exceptional circumstances.

The Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

The Local Green Spaces designation also needs to be acceptable to the landowner. Eligible sites have not been brought forward where the designation has not been supported by the landowners.

You are invited to comment on designation of local green spaces in Questions 12, 13 and 14 of the survey.



The aim of consultation is to establish if the villagers agree with the proposed areas of Local Green Space or would like to propose omissions/additions to the list.

Although other green areas around the village have not been included in the proposed list of Local Green Spaces, they are given protection through planning policies for the Conservation Area and Areas of Attractive Landscape.



Draft Housing strategy

Housing requirements

The housing strategy for Cuddington is required to be consistent with the policies within VALP. Therefore we need to find a minimum of 12 homes to replace those lost by the proposed omission of the Dadbrook Farm site from VALP (15 homes initially but reduced by 3 due to a current new build off Dadbrook and an increased allocation of two on the Spicketts Lane development site). During the VALP examination the Dadbrook Farm allocation was deemed to be undeliverable on the grounds that the landowner is promoting a larger development on the site and would not release the land for only 15 homes.

The exact number of homes to be allocated will be dependent on the site selection process described below.

Lower cost housing

In the 2018 village survey for Cuddington there was positive feedback for providing some form of affordable housing and the idea of a Community Land Trust. In terms of size of potential housing sites there was a preference for smaller sites and some above 11 homes that could provide affordable houses. There was felt to be most need for 1 to 2 bed smaller, starter homes and homes for older people, although there was recognition that the village may also require some additional 3 to 4 bed houses.

It is proposed to provide lower-cost housing in two ways: -

- Small, two-bed open market homes as part of the overall mix of market housing within the Neighbourhood Plan
(‘Open market housing’ is provided by housebuilders or landowners and sold on the open market)
- Affordable homes* on any sites of > 11 homes
(‘Affordable homes’ are built and managed by Registered Social Landlords, such as Housing Trusts, and are available at a discounted rent or sale price to people selected by the Trusts as meeting their criteria e.g. local people on lower incomes. There is also a new category of affordable starter homes that provide discounted open market homes which offer a 20% discount in perpetuity). The mix and tenure of any new affordable homes would be determined by AVDC based on housing need.

*Cuddington has 31 existing ‘affordable homes’ in the form of rented social houses/ bungalows at Dadbrook managed by Aylesbury Vale Housing Trust.

The potential housing sites are described below. The majority of sites that have come forward for consideration include proposals for a mix of housing types that could deliver the small open market homes that the first village survey identified as a priority. Three of the sites also offer the opportunity for affordable housing.



Cuddington Neighbourhood Plan

The Parish Council have considered the support in the 2018 village survey for Community-led housing. These types of projects are located on land that is available at a discounted rate because it would normally be regarded as inappropriate for housing. These are called 'exception sites' and sit outside the normal planning process and it is not necessary to identify these sites in the Neighbourhood Plan. It has not been possible to identify any potential exemption sites at this stage. Therefore, it is proposed to monitor the position and review the opportunities for Community-led housing if and when a suitable site becomes available.



Cuddington Neighbourhood Plan

Potential housing sites

In order to ensure that any allocated housing will be delivered (built) within the plan period (i.e. up to 2033) it is necessary to establish what land might be brought forward for development.

Therefore, last summer landowners were invited to put forward potential sites for development as part of our land availability study.

Eight sites were identified, and these are assessed in the Cuddington Neighbourhood Plan Site Assessment Report Feb 2019 prepared by ONeill Homer see

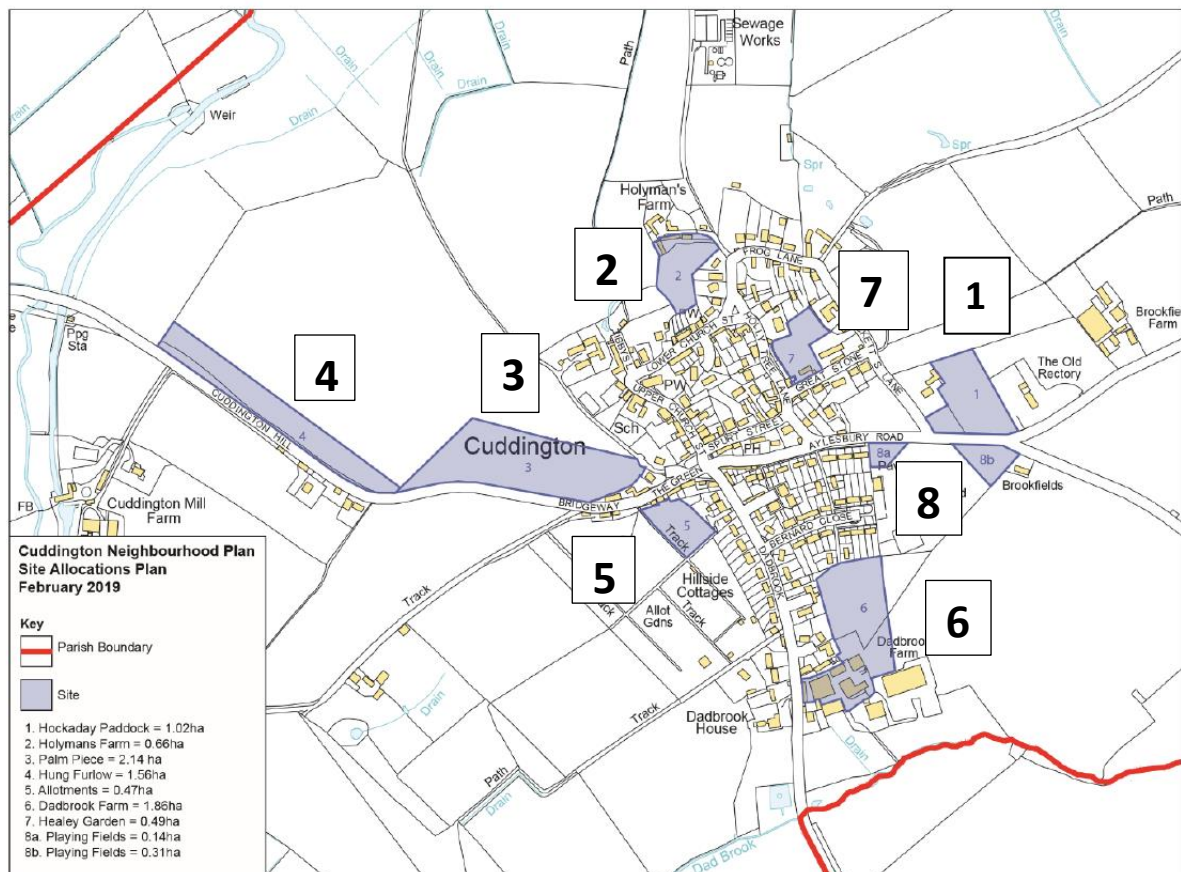
[https://www.cuddingtonvillage.com/page-content/documents/1552388505-Cuddington%20NP%20-%20Site%20Assessments%20Report February%202019.pdf](https://www.cuddingtonvillage.com/page-content/documents/1552388505-Cuddington%20NP%20-%20Site%20Assessments%20Report%20February%202019.pdf)

Potential housing sites:-

- | | | | |
|--------|----------------------------|----------|---------------------------------|
| Site 1 | Hockaday paddock (Cowleas) | Site 2 | Holymans Farm (Options A and B) |
| Site 3 | Palm Piece | Site 4* | Hung Furlow |
| Site 5 | Allotments | Site 6 | Dadbrook Farm |
| Site 7 | Healey Garden (Nunhayes) | Site 8** | Playing Fields |

*Site 4 (Hung Furlow) was rejected as being too far from the centre of the village and not adjacent to the settlement boundary.

**Site 8 Playing Fields is owned by the Parish Council (PC) on behalf of the village and the PC have confirmed that it is not available for development





Shortlisted housing sites

The six shortlisted sites are set out below with a brief description of the proposals and the potential benefits to the community.

The term 'Development contributions' covers things like financial payments to the local authority for education and sports and recreation based on the size of the number of houses and their size. There may also be contributions available to other community infrastructure projects that are negotiated between the developer and AVDC at the planning application stage.

All the plans have been drawn to the same approximate scale.

In the survey, questions 15 to 40, you are invited to make comments about the principle of development in each location (is it acceptable or not?) and the general ideas about housing mix, access etc and suggest any amendments that you would like to see.

Question 41 asks you to rank the six sites in order of your preference



Site 1 Hockaday Paddock



- Approx 12 homes
- Mix of house types and sizes
- Potential to deliver some affordable shared ownership homes
- Potential for traffic calming / reduction in speed limit on Aylesbury Road
- Pedestrian crossings
- Landscape planting
- Development contributions



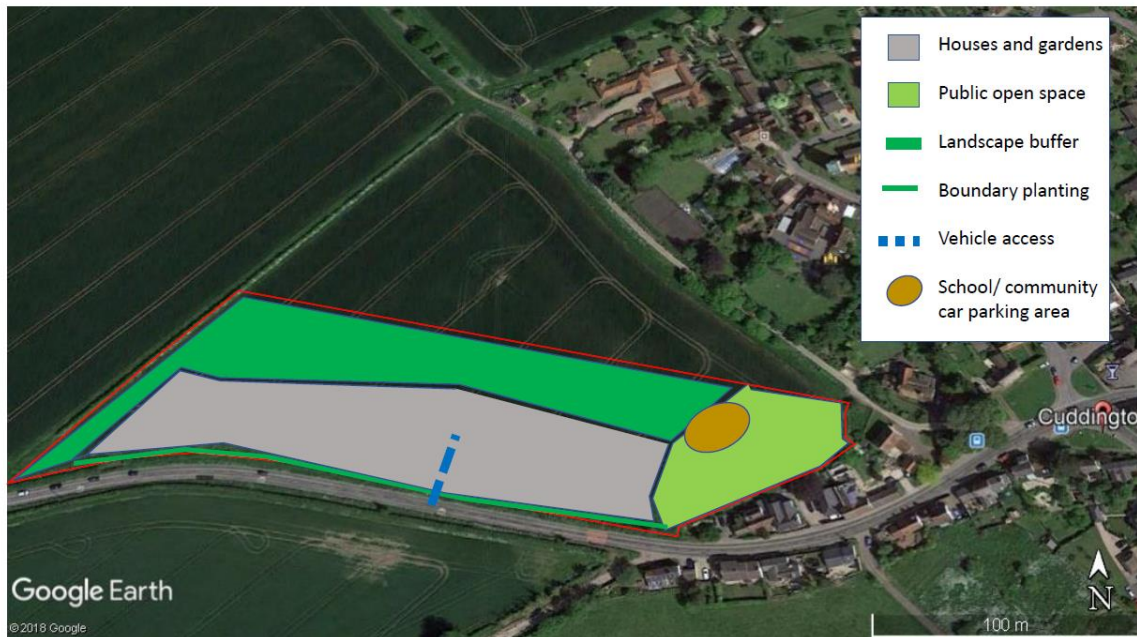
Site 2 Holymans Farm



- Option A : 5 homes - 4/5 bed
- Option B : 8 homes - mix of 2/3 and 4 bed
- Public open space / occasional community parking
- Landscape planting
- Development contributions



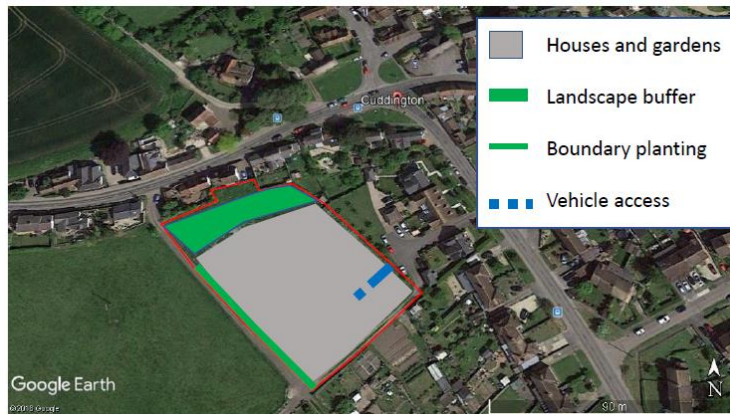
Site 3 Palm Piece



- Approx 15 homes
- Mix of house types and sizes
- Approx 4 affordable homes
- New public open space
- School/ community parking
- Landscape planting
- Development contributions



Site 5 Allotments



- Approx. 7 homes
- Smaller homes
- Remainder of allotments to remain in use
- Landscape boundary planting
- Development contributions



Site 6 Dadbrook Farm



- 31 homes including: -
 - some 1 and 2 bed starter homes (including shared ownership units)
 - some homes suitable for older people
 - 3 / 4 bed homes
 - 7 to 8 affordable homes
- New public open space
- Landscape planting
- Footpath link to playing fields
- Potential for footpath link between the village and the A418 on farmland alongside Dadbrook
- Development contributions



Site 7 Healey Garden



- 4 4/5 bed homes
- Development contributions



Cuddington Neighbourhood Plan

The site selection process

The six shortlisted sites could deliver a total of 74-77 new homes and it will be necessary to assess each site to select which ones are put forward for allocation in the draft Neighbourhood Plan.

Allocated sites will be selected by the Steering Group for approval by the Parish Council on the basis of community preference (the results of this survey), potential contribution to community infrastructure and the findings of the site assessment report prepared by O'Neill Homer. The site assessment report considers the potential effects of development on things such as heritage, landscape and other environment issues:-

https://www.cuddingtonvillage.com/page-content/documents/1552388505-Cuddington%20NP%20-%20Site%20Assessments%20Report_February%202019.pdf

The final choice of housing sites will seek to minimise the effects on the environment, optimise improvements to community facilities and reflect community preferences. The aim will be to achieve a balance between these three factors in order to ensure the right outcome for the whole village.

There will be an opportunity for the village to comment on the proposed housing allocation(s) again, at the next stage of consultation, when the Draft Neighbourhood Plan is published.

Next stages

The results of the survey will be analysed, and a summary of the findings published on the village website. The feedback will be used to help complete the Draft Neighbourhood Plan.

The next stages leading up to approval of the NP will be :-

- Draft Neighbourhood Plan submitted for consultation to the village and external stakeholders
- Draft Neighbourhood Plan amended to take account of comments / objections and submitted formally to AVDC for approval
- Draft Neighbourhood Plan assessed by an Independent planning Inspector (the Examination)
- Draft Neighbourhood Plan amended to take account of the Inspectors recommendations
- Final Neighbourhood Plan submitted to a village referendum for approval