



Cuddington Neighbourhood Plan

Pre-submission Regulation 14: Executive Summary

INTRODUCTION

The Cuddington Neighbourhood Plan area (CNP) was designated on 5th April 2018. There have been two village surveys (in 2018 and 2019) to gather information and consult parishioners on the scope of the CNP. The feedback has been used to prepare a Pre-submission Draft for consultation before it is issued formally to the Local Planning authority for its next stage of assessment.

PLANNING POLICY CONTEXT

The CNP needs to be consistent with National and Local Planning Policies. The National Planning Policy Framework was updated in 2019 but is now the subject of proposals for radical planning reform by the Government (Planning for the Future white Paper). The emerging Vale of Aylesbury Local Plan (VALP) will be replaced by the Buckinghamshire Local Plan in 2025.

Against this evolving planning policy background, the CNP seeks to identify and protect the unique qualities of the village and introduce planning policies that complement those in VALP (as modified) and/or add a local level of detail.

The Neighbourhood Plan avoids duplicating existing national or local planning policies. The policies proposed in the Neighbourhood Plan, therefore, focus on a relatively small number of key development issues in the Parish.

CUDDINGTON NEIGHBOURHOOD PLAN POLICIES

Set out below are the proposed policies of the Cuddington Neighbourhood Plan. Where a policy refers to a specific site or area, this is illustrated on the Policy Map in the main Pre-Submission CNP document. This has been circulated to all households in the Parish and is also available on the Cuddington Village Website cuddingtonvillage.com/npc.

Policy CDN 01: Housing

The 2017 AVDC Settlement Hierarchy shows that Cuddington is defined as a medium village and has a population of 569 and 264 houses. Housing growth in the Plan period to 2033 includes 28 houses for Cuddington, ie. approximately 10% growth over the Plan period. VALP (as modified) confirms that the proposed figures meet the housing needs of Cuddington.

No additional housing sites are proposed for allocation in the CNP as Cuddington already has sufficient housing sites which are either approved or under consideration for development (5 individual sites already constructed, 8 on the Aylesbury Road under construction and 15 at Dadbrook Farm allocated in the VALP).

The CNP housing policy recognises the VALP allocation of at least 15 houses at Dadbrook Farm but considers larger scale development to be inappropriate in this location.

Policy CDN 02: Settlement Boundary

The proposed Settlement Boundary has been drawn tightly around the existing built form of the village to allow for sustainable growth to meet local housing needs over the Plan period, whilst protecting the intrinsic character and identity of the village.

The settlement boundary incorporates allocation D-CDN001 (Aylesbury Road housing, under construction). Allocation D-CDN003 at Dadbrook Farm has been left outside the proposed settlement boundary until such time as a planning application has been submitted and approved. The settlement boundary will then be adjusted at the next review of the Plan to accurately reflect the scale and location of the consented built development.

Policy CDN 03: Local Green Space

The CNP includes proposals to designate local green spaces that play an integral part in the enjoyment of the village and are therefore special to the local community. In a similar way to national Green Belt policies, the proposed Local Green Space policy only permits development of these spaces in exceptional circumstances.

Policy CDN 04: Important local views

Cuddington benefits from publicly accessible views to open countryside that contribute to the special character and unique identity of the village. The proposed Important Local Views policy aims to prevent development obstructing or detracting from these views in a way that would be detrimental to the character or appearance of the village and its rural setting.

Policy CDN 05: Local heritage assets

The Neighbourhood Plan attaches great weight to the conservation of the character and appearance of Cuddington through the preservation of its designated and non-designated assets. These heritage assets help define the village's character and portray its history. Designated assets such as Listed Buildings and the Conservation Area are protected by National and Local Plan policies. The Local Heritage assets policy gives protection to non-designated assets such as buildings and important local features which are potentially at risk from development threats.

Policy CDN 06: Design of new development in the Conservation Area

The Conservation Area Appraisal published by the District Council in Feb 2008 outlines the special character that development shall preserve or enhance. The Appraisal is an important reference point for applicants in obtaining advice on design guidance to understand the character of the Conservation Area. The CNP policy aims to complement the Local Plan and ensure that new development sits comfortably in the Conservation Area without harm to the character or appearance described in the Appraisal.

Policy CDN 07: New development outside the Conservation Area

While the character of the conservation area in Cuddington reflects the fact that it has evolved over several hundred years, the dwellings and streetscapes outside the conservation have developed over a much shorter period of time and are more uniform in character and appearance. Policy CDN 07 sets guidelines for new development in order to achieve a high quality of design and a respectful relationship between new and existing built development.

IMPLEMENTATION

Once the CNP has been approved the Local Planning Authority and the Parish Council will use the Neighbourhood Plan to monitor and review planning applications.

A formal evaluation of the Neighbourhood Plan will be conducted by the Cuddington Parish Council within five years to review progress against the Plan objectives and bring the CNP into line with any changes to National and Local Planning policies. The Parish Council will consult the parishioners about any modifications to the Plan before it is formally amended.

Infrastructure Projects

Development in the village is likely to generate funds from s106 agreements, the Community Infrastructure Levy or other sources of grants. Based on the responses to the village surveys, the Parish Council has drawn up a list of potential projects that would benefit from community funding contributions. Details of any project funding will be reported by the Parish Council.