



Cuddington Neighbourhood Plan

2017 to 2033

REGULATION 15 SUBMISSION

JUNE 2021

CONSULTATION STATEMENT



The Bernard Hall was used for the public exhibition in Spring 2019

CUDDINGTON NEIGHBOURHOOD PLAN

2017 to 2033

APPENDIX G: CONSULTATION STATEMENT

Contents

- 1 . Background and Contents
- 2 .Introduction
- 3.Communication Methodology
- 4.Consultation Process

Acknowledgements

This report and its recommendations are the result of the voluntary work of many people. Particular thanks are due to the members of the Cuddington Neighbourhood Plan (CNP) Consultation Task Group:

Will Dyer

Oliver Hook

Sarah Muir

1. Background and Contents

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as Amended) in respect of the Cuddington Neighbourhood Plan (CNP). The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- i. contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan.
- ii. explain how they were consulted;
- iii. summarise the main issues and concerns raised by the persons consulted; and
- iv. describe how those issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

Briefly this statement covers:

1. Communications methodology
2. Consultation process, consisting of:
 - a. Initial workshop, to introduce the CNP process to villagers, understand key priorities and commence the formation of the Steering Group
 - b. An initial survey in Summer 2018
 - c. A call for sites in Summer 2018
 - d. A second Village Survey in Spring 2019, including an exhibition at the end of March 2019
 - e. Preparation of the draft Regulation 14 pre-submission CNP
 - f. Regulation 14 Pre-submission consultation including amendments made to CNP in response to public consultation
3. Appendices providing materials and outcomes of the consultation

2. Introduction

The consultation process for the CNP was carried out alongside the submission, examination and modification stages of the Vale of Aylesbury Local Plan (VALP). Where there has been interaction between the development of the Local Plan and Neighbourhood Plan, this is highlighted in the text below.

Consultation for the CNP was informed by reference to the progress of other neighbourhood plans in the district and input from consultants O'Neill Homer (early stages). The CNP Steering Group also had the benefit of advice from neighbourhood planning officers at AVDC and latterly Buckinghamshire Council (from 1st April 2020 onwards).

3. Communications Methodology

A range of different media was used to inform villagers of the Neighbourhood Plan process and to seek their views.

A Cuddington Neighbourhood Plan email address was set up, to enable direct communications to and from the Steering Group.

The Neighbourhood Plan was also a standing item on the agenda for Parish Council meetings, so parishioners were able to attend, be informed of progress and ask questions. The minutes of Parish Council and Steering Group meetings were published and made publicly available.

Key activities and events were publicised in the local paper, the Village Voice (including a regular update), the Cuddington Village website, Facebook page, noticeboards and in some cases, by letter-drops and posters around the village.

Two village surveys were undertaken at different stages of the development of the CNP, followed by a Regulation 14 pre-submission consultation to invite views on the draft plan. During the second village survey, an exhibition was held in the Bernard Hall, to promote and provide more information on the contents and purpose of the survey, and in particular the alternative housing sites being considered at that stage. Members of the Steering Group were in attendance at all times, to enable villagers to ask questions directly.

4. Consultation Process

a) May 2018 Initial workshops

An initial workshop was held on the 30th May 2018, led by Planning Consultants Oneill Homer, to introduce the Neighbourhood Plan process to villagers, understand key priorities of the villagers and to commence the formation of the CNP Steering Group. The workshop was well attended by villagers, [with over 50 attending] and led to a draft vision note which was distributed to attendees and published on the newly created Neighbourhood Plan section of the Village Website. The workshop and a follow-up meeting also resulted in 12 villagers forming the Steering Group, half of whom were Parish Councillors and half regular villagers. The Steering Group was supported by the creation of 5 Task Groups, who were responsible for delivering the key plan work-streams.

b) 30th July – 8th September 2018 First Village Survey

The Steering Group undertook two village surveys, one in Summer 2018 and another in Spring 2019. The purpose of the first village survey was to understand the key concerns and priorities of villagers, to help with the development of the draft vision and objectives.



Cuddington Neighbourhood Plan

HAVE YOU HAD YOUR SAY? |

If you have already completed the Neighbourhood Plan survey, thank you.

If you haven't, there are only 2 weeks left. Please complete a short Village Survey at: <https://goo.gl/forms/TVNPHd4WuGiCtqLI2> or the link can be found on the Cuddington Village website <http://www.cuddingtonvillage.com> - click on 'Neighbourhood Plan' in the left hand menu.

If you are unable to complete the survey online, paper copies are available at the Village Shop.

The deadline for completion of the survey is **Friday 7th September 2018**.

There are also only 2 weeks left to comment on the Rectory Homes proposal for the allotments, details are on the Cuddington Village website:

<http://www.cuddingtonvillage.com/> - click on 'Neighbourhood Plan' and then 'Housing' in the left hand menu.

The first survey was published on the 30th July 2018 with an article included in the Village Voice and on the Cuddington Village Website to announce the launch. The survey was open to all residents of the village and was available for completion online for over 5 weeks, closing on the 8th September. Paper copies of the survey were made available in the village shop and hairdressers. A reminder leaflet was circulated in late August to help improve uptake and by the 8th September a total of 167 responses to the survey had been received. The last census in 2011 recorded 480 residents in Cuddington so the figures would suggest that 35% of residents in the village responded. A summary of the results was distributed to every house in the village.

c) July – August 2018 Call for sites

In late July and August, the Steering Group launched a 'call for sites', to allow any landowners to submit their sites for consideration in the NP. The call for sites included an article in the Village Voice, and direct contact with owners of known sites in the area.

Interested landowners were asked to submit a short form detailing information on their proposed site.

The call for sites resulted in eight sites being registered for consideration.

The CNP call for sites process coincided with representations from the Parish Council to the Examination stage of VALP, questioning the deliverability of the proposed housing allocation CDN-003 at Dadbrook Farm. (VALP Examination document (ED) ED143A on 20th July 2018)

Following discussion at the Examination on 17th July, *“The Council agreed to revisit the question of deliverability of site CDN003 without a larger allocation conducive to the landowner’s desire to underwrite the relocation of farm buildings”* (ED 158 dated 28th August 2018).

At this stage, the Parish Council believed that a) Dadbrook Farm would be omitted from VALP and b) as a consequence, the CNP would need to find site(s) for 15 homes to replace those ‘lost’ at Dadbrook Farm. AVDC published their response to the Inspector in ED178 on 7th December 2018 proposing that the Dadbrook Farm allocation be deleted.

“Therefore, the Council has now found that the site allocation proposal D-CDN003 is undeliverable under the terms the definition of a ‘deliverable site’ as set out in footnote 11 (paragraph 47) of the NPPF (2012). AVDC’s response to the Inspector’s Question I24.1 is as the site promoter does not support this amount of development and is seeking a larger development on a larger site than what is shown in the VALP, we will be suggesting the site CDN003 shown in the Submitted VALP is deleted through a modification. We intend to show this as a Proposed Modification”.

d) 18th March – 10th April 2019 Second Village Survey

Consultation for the second village survey was aimed at seeking views on the vision, objectives, and policies for the CNP and establishing public opinion about the alternative housing sites. This would then be taken into account, together with environmental and planning issues, in selecting any potential sites for housing.



Consultation Paper Link: <https://www.cuddingtonvillage.com/page-content/documents/1552647230-Cuddington%20Neighbourhood%20Plan%20Consultation%20Document.pdf>
Survey Link: <https://www.surveymonkey.co.uk/r/PMJZCST>

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.

HAVE YOUR SAY! Please complete the second Village Survey

The second survey was published on the 18th March 2019 with an announcement on the Cuddington Village Website. On the same day AVDC published Examination Document ED 182A stating that

“Since the Council’s response to Question I24.1 was published as ED178 on 07/12/2018, the situation regarding deliverability of the site has changed and AVDC does now not intend to delete the site from the VALP at the Modifications stage. AVDC now understands that the owners of the site Mr and Mrs Gibson do now wish the site to be retained in the VALP and have confirmed by both email (see below) and by letter (see attached) that the site is deliverable in the first five years of the plan and that the allocation of 15 homes is a figure that they support.

AVDC no longer has concerns regarding the deliverability of the site allocation and does not intend to make any modification to the VALP site allocation D-CDN003”.

The second survey had already started at this stage, and it was too late to change the consultation material regarding housing sites.

The survey was open to all residents of the village and was made available online along with paper copies in the village shop and hairdressers. The survey period 3 and a half weeks, closing on the 10th April 2019. Responses could be submitted via the online survey tool (Survey Monkey) or paper copies could be delivered to the shop.

The survey was supported by an exhibition held on the 29th – 31st March 2019 and attended by 107 villagers. The purpose of the exhibition was to provide villagers with the opportunity to review and discuss with members of the Steering Group, the proposed sites and the initial Site Assessments Report (by Oneill Homer) SEA) in greater detail.

A reminder leaflet was circulated in early April to help improve uptake and by the 10th April a total of 274 responses to the survey had been received. This represented 57% of eligible residents in the village responding to the survey, which is an excellent representative sample.

The results of the survey were set out in the Parish Council April 2019 minutes.

[Parish Council minutes April 2019 pdf](#)

The second survey showed support for the main policies of the CNP and these carried forward into the pre-submission Reg 14 document with some minor modifications (see below)

- Vision statement 79 % Agree/ Strongly Agree
- Objectives 79 % Agree/ Strongly Agree
- Scope of draft policies 82 % Agree/ Strongly Agree
- Local Green Spaces 81 % Agree/ Strongly Agree

The responses regarding the potential housing sites were put on hold pending further clarification about the implications of VALP Examination document ED182A published at the start of the 2nd survey consultation.

e) Preparation of the draft Reg 14 pre-submission CNP

The CNP Steering Group sought clarification from AVDC about the Dadbrook Farm allocation and the overall housing requirements for Cuddington. AVDC confirmed that:

- i. the Dadbrook Farm allocation for 15 homes would remain in the VALP
- ii. there was no further requirement for housing in Cuddington
- iii. in the event that Dadbrook Farm allocation was not delivered there was sufficient capacity within the overall housing numbers to find replacement homes elsewhere.

This feedback was reported in the PC meeting notes and Village Voice.

As a result of this information Policy CUD 3 Housing Site Allocations was amended in the 14 draft.

Although the second survey had demonstrated support for the main CNP planning policies it was decided to omit Policies CUD6 Traffic and Parking, CUD7 Community Assets and CUD8 Footpath Network as it was felt that they duplicated existing and emerging Local Plan policies.

Policies on important local views and local (non-designated) heritage assets were added.

Table 1 below, summarise the changes between the second village survey and the Reg 14 submission:

2nd Survey	Reg 14 Pre-Submission
CUD1 Village Boundary	CDN02 Settlement Boundary
CUD2 Housing Site Allocations	CDN01 Housing – reference to the proposed VALP allocation at Dadbrook Farm only
CUD3 Local Green Spaces	CDN03 Local Green Spaces
CUD4 Design Quality in the Conservation Area	CDN06 Design of new development in the conservation area
CUD5 Design Quality outside the Conservation Area	CDN07 Design of new development outside the conservation area
CUD6 Traffic and Parking	Omitted
CUD7 Community Assets	Omitted
CUD8 Footpath Network	Omitted
	CDN 04 Important Local Views (added)
	CDN 05 Local Heritage Assets (added)

Table 1 – summary of changes between the second village survey and the Reg 14 submission

f) 26th October to 7th December 2020 Regulation 14 Pre-submission consultation

Prior to consultation Buckinghamshire Council were asked to provide advice about the impact of Covid restrictions and Government guidelines on public consultation during the pandemic. It was established that face-to-face engagement with the public was not necessary provided that the consultation was well publicised and access to all of the necessary consultation material was provided to consultees.

Every household and business in the village and the statutory consultees were provided with a copy of the consultation document, letter and feedback form. The full suite of documents was also made available on the village website and consultees were invited to submit their responses by email to the Parish Clerk or paper copies to a secure letterbox at the village shop.



Cuddington Neighbourhood Plan

Have your say!

Following the village surveys and discussions with the Local Planning Authority each household has received a Consultation Draft of the Cuddington Neighbourhood Plan.

We want you, the villagers, to send us your comments and suggestions before we submit the final version to Buckinghamshire Council.

More information, and feedback forms, are available from the Village website: cuddingtonvillage.com/npc or call 01844 201899

**The Consultation Period ends
Monday 7th December 2020**



***Thank you for your help**

There were 25 responses from residents and one from the agent for Dadbrook farm. There was general support for the CNP but there were a number of issues raised:

a) Housing allocation at Dadbrook Farm

A number of concerns were raised about the Dadbrook Farm housing allocation site and the impact on views out of the village from neighbouring properties. As with the Aylesbury Road allocation /development the Parish Council would seek to influence the Dadbrook Farm housing proposals to minimise the impact of development on residents' amenity once a planning application comes forward. However, there are some basic principles that the Neighbourhood Plan cannot address:

- i. The proposed Dadbrook Farm housing allocation is a strategic policy in the Local Plan (VALP as modified) and the CNP is obliged to take account of it once VALP is adopted.
- ii. Other potential housing sites in Cuddington have not been reviewed in the CNP because the outstanding VALP allocation for housing in the village are already met by the Dadbrook Farm allocation.
- iii. Private views from properties

A number of concerns were also raised in relation to protecting views from individuals' private views from their property. However, private views from properties have no legal status or protection in planning although the amenity of public viewpoints such as footpaths and village greens can be protected.

b) Traffic and parking

The pre-submission plan does not specifically contain policies for either traffic or transport, as they are not, strictly speaking, planning issues. However, both are considered throughout the document as key concerns that influenced the approach to the CNP and related policies. (see also CNP Appendix F on traffic).

The consultation responses included comments about traffic, parking in the village and the need for a safe pedestrian/ cycle link to the A418.

The PC has been working with Cuddington Traffic Action Group (TAG) to bring these matters to the attention of Transport for Bucks and the Buckinghamshire Council. Updates are regularly posted in Village Voice and the Parish Council will continue to pursue these objectives on behalf of the village, but these are not matters for the CNP.

A number of consultees raised the prospect of a car park solution being linked to the development of land off Bridgeway for housing, which was proposed in the Village Survey. However, as stated above, Cuddington's housing allocation has already been met with the designation of the site at Dadbrook Farm in the VALP. The Parish Council will continue to assess potential sites for parking as an independent issue.

Responses were received from the following organisations:

- Buckinghamshire Council
- Historic England
- Natural England
- Environment Agency

In order to take account of comments received, the Reg 14 submission has been modified as follows:

Topic	Modification
General	Update refs to AVDLP, VALP Improve plans Format documents
Biodiversity	Add reference to enhancement in VALP policies
Rights of Way	Highlight potential to improve pedestrian access to A418

Settlement boundary	Change to be similar to the policy in the made Waddesdon NP. Omit the general housing policy as this defers to VALP (yet to be adopted)
Affordable Housing	Include notes confirming the acceptance of the affordable housing policies in AVDLP and VALP (modified)
Local Green Spaces	Omit Local Green Spaces policy (and Appendix) because of landowner objections and the duplication of policy with the modified Settlement Boundary policy.
Important Local Views	Add views towards the village and include views towards the Church as a landmark and heritage asset.
Local heritage assets	Expand this section against Historic England criteria
Design of new development	Clarify some of the design criteria
Appendices	Show photo locations

Table 2 –Reg 14 modifications

Appendices

Appendix 1 – Agenda for Visioning Workshop 30th May 2018

[Agenda for visioning workshop May 2018 pdf](#)

Appendix 2 – Agenda for selection of Steering Group

[Agenda for steering group pdf](#)

Appendix 3 – Call for Sites form

[Call for sites form pdf](#)

Appendix 4 – Overview of Village Survey 1

[Village survey 1 pdf](#)

Appendix 5 – Community Consultation Paper to accompany the 2nd Village Survey

[Village Survey 2 pdf](#)

Appendix 6 – April 2019 Parish Council Minutes detailing the results of Village Survey 2

[Summary of village survey 2 findings pdf](#)

Appendix 7 – Regulation 14 Consultation Documents

<https://cuddingtonvillage.com/npc>

Appendix 8 – List of consultees

Consultee	Contact Name	Address	Email
Neighbouring Authorities	Chearsley	Helen Spurgeon 41 Giffard Way Long Crendon Buckinghamshire HP18 9DN	helen.v.spurgeon@gmail.com
	Dinton-with-Ford-and-Upton	Mr Keith Gray 15 Disraeli Square Fairford Leys Aylesbury HP19 7GS	keith.gray6@btopenworld.com
	Haddenham	Mrs Sue Gilbert Haddenham Parish Office Banks Park Banks Road Haddenham HP17 8EE	clerk@haddenham-bucks-pc.gov.uk
	Nether Winchendon	Mr F M S Hall Hillside Barrack Hill Nether Winchendon Aylesbury HP18 0DU	
	Waddesdon	Melanie Rose 9 Warmstone Close Waddesdon Bucks HP18 0NR	clerk@waddesdonparishcouncil.gov.uk
	Upper Winchendon		
the Coal Authority(in AVDC AND CHILTERN and S BUCKS the Coal Authority has said it does not want/need to be consulted.	N/A		

the Homes and Communities Agency;	Sir/Madam	7th Floor, Maple House, 14a Tottenham Court, Road, LONDON W1T 7BU.	steve.collins@hca.gsx.gov.uk mail@homesandcommunities.co.uk terry.fuller@hca.gsx.gov.uk
Natural England;	Mr Charles Routh	Consultation Service, Hornbeam House, Hornbeam House, Electra Way, Crewe Business Park, Crewe, Cheshire, CW1 6GJ.	consultations@naturalengland.org.uk
the Environment Agency;	Mrs Cathy Harrison	Red Kite House, Howbery Park, WALLINGFORD Oxon, OX10 8BD	planning-wallingford@environment-agency.gov.uk
the Historic Buildings and Monuments Commission for England (known as English Heritage);	Mr Martin Small	Eastgate Court, 195-205 High Street, GUILDFORD Surrey, GU1 3EH.	e-seast@historicengland.org.uk
Network Rail Infrastructure Limited (company number 2904587);	Ms Diane Clarke	Square One, 4 Travis Street, Manchester, M1 2NY.	TownPlanningLNW@networkrail.co.uk
the Highways Agency;	Mr A Watson	Wing 1A, Federated House, London Road, DORKING, Surrey, RH4 1SZ.	planningse@highways.gsi.gov.uk
any person— (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003 and	Mobile Phone Operators Association	10 St Bride Street London EC4A 4AA	info@ukmoa.org

ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority; (l) where it exercises functions in any part of the neighbourhood area—			
(i) a Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section;	Buckinghamshire NHS Primary Care Trust Ms T Donnelly	3rd Floor, Rapid House, 40 Oxford Road, HIGH WYCOMBE, Bucks, HP11 2EE.	teresa.donnelly@nhs.net
(ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(b);	East Midlands Electricity Board Sir/Madam	Herald Way, Pegasus Business Park, East Midlands Airport, Castle Donnington, DERBY DE74 2TU.	
(iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(c);	AMEC Environment & Infrastructure UK on behalf of the National Grid	Business Planning Floor B6, 80 St Marys Road SOUTHAMPTON, Hants, SO9 5AT	
(iv) a sewerage undertaker; and (v) a water undertaker;	Mr Mick Gale, Planning Liaison Manager, Anglian Water Services Limited	Planning & Equivalence Thorpe Wood House Thorpe Wood PETERBOROUGH Cambridgeshire PE3 6WT	mgaley2@anglianwater.co.uk

	Thames Water Property Services Agent - Miss Carmelle Bell (Savills)	Hawker House, 5-6 Napier Court, Napier House Reading, Berkshire, RG1 8BW.	thameswaterplanningpolicy@savills.com
voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Allotment Society CPFA	Sandra Hill Secretary, Cuddington Allotment Society 13 Hillside Cottages Dadbrook Cuddington Aylesbury HP18 0AQ	CPFA: Ells1982@gmail.com
(n) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;	N/A		
bodies which represent the interests of different religious groups in the neighbourhood area;	St Nicholas Church Methodist Church		
bodies which represent the interests of persons carrying on business in the neighbourhood	South East Midlands Local Enterprise Partnership	Cranfield University Innovation Centre University Way Cranfield MK43 0BT	info@semlep.com
	Bucks Thames Valley Local Enterprise Partnership	Buckinghamshire Local Enterprise Partnership Claydon House 1 Edison Road Rabans Lane Industrial Area Aylesbury HP19 8TE	info@buckstvlpe.co.uk

	Buckinghamshire Business First - Ms Philippa Batting		philippa@bbf.uk.com
	Schools	Kim Price	office@cds.school
	Rectory Homes	Edd Vickers Rectory Homes, Rectory House, Thame Road, Haddenham, Buckinghamshire HP17 8DA	edd.vickers@rectory.co.uk
	Savills (Holymans Farm)	Holly Smith Savills, Wytham Court , 11 West Way , Oxford OX2 0QL	HGSmith@savills.com
	Dadbrook Farm	C/o Paul Curtis Brown and Co. Banbury Office, Castle Link 33 North Bar Street, Banbury, Oxfordshire, OX16 0TH	paul.curtis@brown-co.com james.dadbrook@yahoo.co.uk
	Spencer Barnards	Robert and Georgianna Spencer Barnard 01844 290101	robertspencerbarnard@yahoo.co.uk

Appendix 9 – Regulation 14 Report

[CNP Regulation 14 pdf](#)

Appendix 10 – Example Village Voice article(s)

[Village Voice July 2018 pdf](#)

[Village Voice August and September pdf](#)

[Village Voice October 2018 pdf](#)

[Village Voice November 2018 pdf](#)

[Village Voice March 2019 pdf](#)

[Village Voice April 2019 pdf](#)

[Village Voice June 2019 pdf](#)

[Village Voice November 2019 pdf](#)

[Village Voice January 2021 pdf](#)