



Planning Update – October 2021



Cuddington Neighbourhood Plan

Buckinghamshire Council has confirmed that, subject to any last-minute issues, the Draft Cuddington Neighbourhood Plan (CNP) will be published for public consultation from tomorrow, **Friday 5th November** for six weeks.

This is called the Regulation 16 stage and is an important step in the formal approval of the Plan. After consultation, and Buckinghamshire Council's confirmation that the CNP meets the necessary planning requirements, the Draft CNP and the responses to consultation will be submitted to an independent Planning Inspector for examination.

The Plan will be modified to take account of the Planning Inspector's comments and it is then presented for approval at a referendum. This is the last and final stage of the process and requires a simple majority in favour for the CNP to be adopted.

Vale of Aylesbury Local Plan (VALP)

Following the publication of the Planning Inspector's report, the VALP has now been adopted by Bucks Council. The implications for Cuddington are as expected, with the Dadbrook Farm site included as an allocation for a minimum 15 homes. The exact number will be the subject of a planning application, and the village will have the chance to comment on the proposals once they are submitted to the Buckinghamshire planning team. [Full details of the final version of VALP.](#)

Future uncertainty about the planning environment for Cuddington is now shifting towards emerging policy reforms by the Government. In the interim there is likely to be a period of relative stability.

Here is a summary of the main factors likely to affect planning in the next 5 years:

National:

National Planning Policy Framework (NPPF): July 2021

The NPPF was revised in July 2021. The NPPF forms the context for the development of the Bucks Local Plan (to be adopted by 2025) and the Cuddington Neighbourhood Plan (CNP). The main changes from the 2019 version of the NPPF is the emphasis on design quality and the need for design codes for large developments. [Details of the changes are explained here](#)

Oxford- Cambridge Arc (Spatial Framework): Late 2022/early 2023

This Framework would sit above the Bucks Local Plan and Cuddington Neighbourhood Plan (CNP). The Government is consulting on its strategic proposals for the Oxford-Cambridge Arc as a regional zone for future growth. The details of the consultation are set out on the [Government's website](#).

Early in October, Buckinghamshire Council sought responses from Parish Councils in support of their objection to the proposals. Cuddington Parish Council has responded to the consultation and supported Buckinghamshire Council in its objection to the proposal, here:

Click here for: [Buckinghamshire Council objection](#)

Click here for: [Cuddington Parish Council objections](#)

Following consultation there will be a Sustainable Appraisal 'Issues and Options' Report, for public consultation in spring 2022 to give everyone a chance to have their say. The Government hopes to publish the draft Spatial Framework with its Sustainability Appraisal Environmental Report, for consultation in autumn 2022, with implementation of the final framework shortly after. The aim of the Oxford-Cambridge Arc is to promote and accelerate the development of the unique set of educational, research and business assets and activities that characterise the area and in doing so, create an "arc" of innovation and entrepreneurial activity that would, in time, be 'best in the field'. The Government is proposing a massive investment comprising:

- An Oxford - Cambridge Expressway Road link (now 'paused')
- An East-West rail connection (under construction)
- One million new homes and jobs within the Arc to be completed by 2050

The extent of the Oxford-Cambridge Arc is shown on the figure below

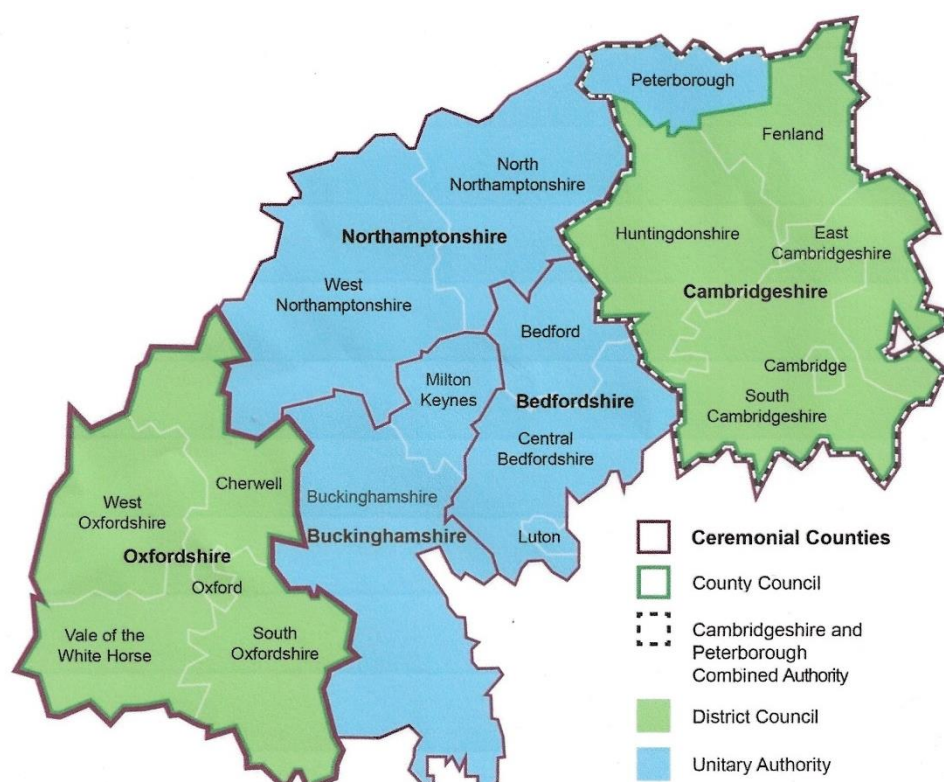


Figure 1.1 – The Oxford-Cambridge Arc

Government Housing Targets

With the appointment of Michael Gove as Housing Minister, it is widely anticipated that the Government's controversial house building reforms will be 'paused' pending further consideration. Bucks Council and Cuddington Parish Council have previously objected to the draft proposals on the basis that they stifle local consultation and would lead to overly high housing targets for Bucks. <https://www.bbc.co.uk/news/uk-politics-58594953>. Once the reforms have been agreed they will provide the basis for the housing target figures for the Bucks Local Plan.

Regional:

Buckinghamshire Local Plan – in preparation

Buckinghamshire Council has completed a 'Call for Sites' on brownfield land and are now seeking further brownfield sites before looking at other opportunities for development to accommodate the Government's housing targets (still to be determined – see above). The current understanding is that the bulk of any housing growth will be in existing towns, urban extensions, or new settlements rather than dispersed amongst the rural villages.

Vale of Aylesbury Local Plan. See above

Local:

Cuddington Neighbourhood Plan (CNP) - awaiting Regulation 16 consultation. Referendum early 2022

See above. After the Regulation 16 stage, a rough timeframe would be Examiner appointment January, Examiner's report February, referendum in early April and, assuming a positive referendum, the plan could be made (adopted) by end May 2022.