Cheddington Neighbourhood Plan 2015 -2033

Submission Plan

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Foreword

Cheddington is a thriving and vibrant local community: we are a multiple winner of Village of the Year at a local and national level and of the Best Kept Village award. Although local and national recognition is welcome, the reason the residents involve themselves in the life of our village is that they want the community of Cheddington to thrive and excel.

As Cheddington resides within the south east of England, we accept that our village is going to grow due to the demand for housing within the region. But we wish to be involved and influence how our community grows and develops over the next 18 years. The introduction of the Localism Act 2011 gives us the power to create our own plans for future development within our village. Therefore Cheddington has seized this opportunity to work with the Parish Council and our partners, Community Impact Bucks and rCOH to create the Cheddington Neighbourhood Plan.

Cheddington Neighbourhood Plan is consistent with the Localism Act 2011 and where appropriate with the saved polices of the 2004 Aylesbury Vale District Local Plan, the 2012 National Planning Policy Framework and subsequent updates and guidance notes. Once this plan is approved by the community in a referendum and òmadeó by the di part of the development plan for Aylesbury Vale. This plan shapes our future as a community; it will direct future development within our village: its location, design and the type of accommodation being provided. Specific attention has been paid to ensure the provision of housing suitable for older people and affordable homes within our proposed development plans.

Whilst the location of future housing is seen by some to be the sole function of the Neighbourhood Plan, we have not limited ourselves to this very narrow criterion: we have used its powers to create a framework that protects and expands the facilities within the village. We have safeguarded our existing assets, created frameworks for expansion and improvements to education and community facilities, and protected, where appropriate, landscapes and green spaces within our Parish.

Over the last 18 months we have consulted widely, holding numerous events, questionnaires and polls to gather information and opinion from members of our community. We have also obtained information from the district council, Natural England, English Heritage and other statutory bodies to create a plan that is sustainable and robust.

I would like to give my heartfelt thanks to the Neighbourhood Plan Steering Group, the Parish Council and the residents and members of our community who have inputted and supported the creation of this plan through the often challenging processes and circumstances that we have found ourselves within. The quality and content of this plan are a testimony to all your hard work and commitment.

Cllr Rob Grant
Chair Cheddington Neighbourhood Plan Steering Group & Chair Cheddington Parish Council

List of Land Use Policies

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1. Introduction

Purpose

1.1 Cheddington Parish Council has prepared the Cheddington Neighbourhood Plan (CNP) in accordance with the Neighbourhood Planning Regulations 2012, the Planning & Compulsory Purchase Act 2004 and the European Directive on Strategic Environmental Assessment 2004. The local planning authority, Aylesbury Vale District Council (AVDC), designated the Cheddington ôNeighbourhood Areaõ on 1 October 2013 for this purpose.

1.2 The plan below shows the boundary of the Cheddington Parish Neighbourhood Area (see Figure A). The Parish Council has led the preparation of the CNP, which will cover the plan period from April 2015 to March 2033. The Submission Plan sets out specific policies and proposals for the use and development of land in the Area over that plan period.

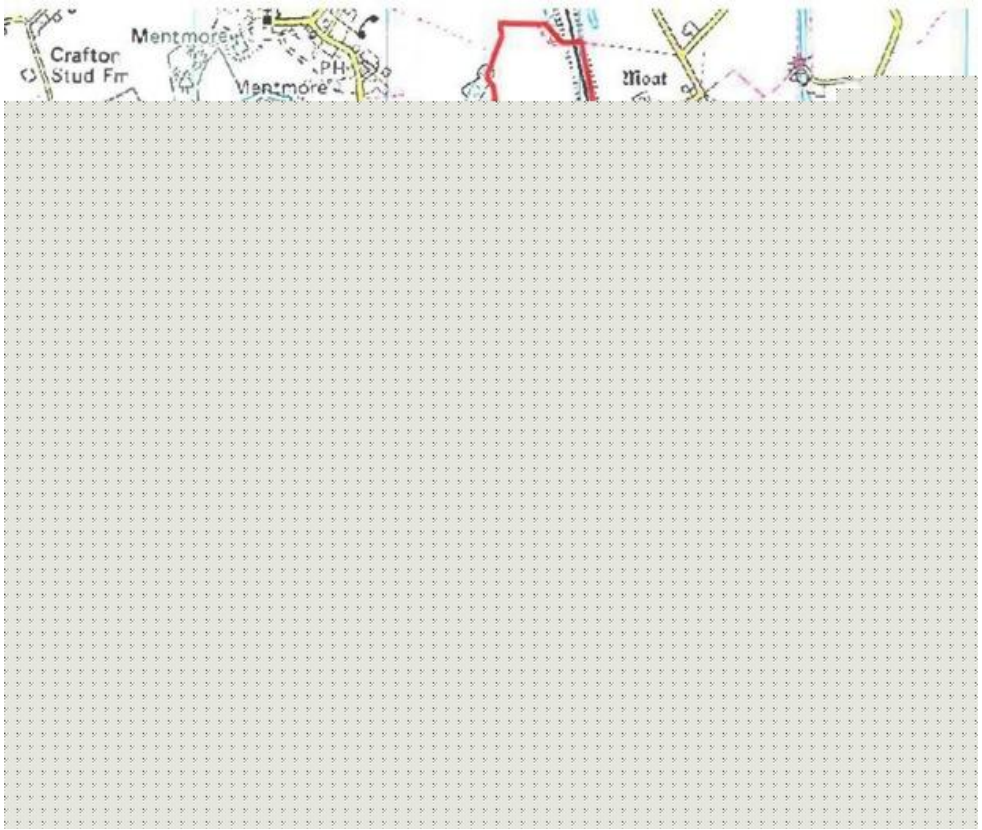

Figure A: The Designated Cheddington Neighbourhood Area

1.3 The Plan includes a short profile of the parish (in Section 2) and sets out the planning policy context and community aspirations for the CNP in Section 3. The proposed vision, objectives and land use policies comprise Section 4 and implementation matters are summarised in Section 5. The Policies Map and summary of the evidence base are also included in the document.