

CHEDDINGTON PARISH NEIGHBOURHOOD PLAN 2015–2033 Report on Site Selection, March 2015

1. Sites considered for the Neighbourhood Plan

1.1 The Cheddington Neighbourhood Plan (CNP) proposes development on specific sites within the designated Neighbourhood Area, and this document describes the process used for allocating those sites. The process was undertaken by the Neighbourhood Plan Steering Group (NPSG) on behalf of Cheddington Parish Council, the qualifying body preparing the Plan.

1.2 The initial stage of this process was undertaken in the autumn of 2013. It was noted that the current AVDC Strategic Housing Land Availability Assessment (SHLAA 2013) only assessed sites that had been promoted for development, which in Cheddington was site 35, 21 and 25). In addition to this local knowledge was used to identify further possible sites providing a complete assessment of all the land around the village. 34 potential sites were identified at the Steering Group meeting on 27th November 2013. These sites are labeled 1 to 35 below and shown in appendix 1.

1.3 At a public Landowners and Developers event on 26th September 2014 Site 7, Site 21, site 35 and Sites 16/17/18 and 22 were proposed by developers. Presentations were made by Laura Tilston from Gladman on site 7; Jennifer Thomas and Andrew Hattersley from Smith Gore on sites 35, 16, 17, 18 and 22; Philippa Martin-Moran and Justin Wickersham from Optimis Consulting Limited on site 21. Two hundred residents attended this event, including members of the Steering Group and Parish Council. The event was chaired by Rob Grant. Questions were asked by residents after each presentation. Questionnaires were given out at the end of the event of which 82 were returned.

1.4 Landowners have also put forward Site 28a, Site 24, Site 25 and Site 20.

Methodology

Stage 1

Each site was subject to a desk top review including, availability, access, and current use from this a number of sites were not taken forward to Stage 2.

Stage 2

A more detailed review of the remaining sites was undertaken using information from the SHLA and AVDC saved policies. During this stage landowners were contacted and representatives of the sites were invited to present to the village where villagers were given forms to feed back to the steering group.

Stage 3

During this stage a further public events were held when villagers were able to express their views on which sites they would like developed and detailed conversations were held with Landowners and key stakeholders including but not limited to Natural England, AVDC.

Consultation

1.5 Feedback from villagers after the landowners and developers event indicated that Site 7 was not popular. Site 35 received mixed views with the majority preferring it to be kept agricultural. Site 21 was popular as were Sites 16/17/18.

1.6 At the Planning Workshop in July 2014 there was also a suggestion of development to “join up” the village along Station Road which involved Sites 21,28a, 24, 25, 22.

1.7 These various options were put to the residents at public events held on 23rd and 24th November 2014.

1.8 During the course of consultation for the event it was found, but unfortunately not until November 2014 that many of the sites along Station Road were unsuitable for development as they are classified as either Traditional Orchard or in the case of Site 28a classified as a LWS (Local Wildlife Site). AVDC in its correspondence to the steering group indicated that it would resist any development in these sites due to their important ecological value.

1.9 As a consequence of this the steering group were advised to exclude these sites.

2.0 The review of the 35 sites is as follows:

2. Site Reviews

The table below gives comments for the sites considered during the preparation of the CNP, together with the other sites in the village.

Site 1 Village Recreation Ground	
Approx 2.878 Ha	<p>CNP assessment: Site is owned by Cheddington Parish Council it is a key recreational public open space for the Village residents. Site is proposed to be designated as a Green Space and therefore is not available.</p> <p>CNP site proposals: Not included.</p>
Site 2 Old Allotments	
Approx 0.62 Ha	<p>CNP assessment: Site is owned by Cheddington Parish Council It is a key recreational public open space for the Village residents. Site is also defined under AVDC saved policies RA8 as a Local Landscape and has views to the Beacon Hills.</p> <p>CNP site proposals: Not included.</p>
Site 3 Land adjacent to Old Allotments and High Street	
Approx 0.27 Ha	<p>CNP assessment: Site is protected under AVDC saved policies RA8, Local Landscape Area. It is poorly related to the rest of the village as it is separated from the main built-up area by an area of public open space.</p>
Site 4 Land Adjacent to Falcon House	
Approx 0.45 Ha	<p>CNP assessment: Site is protected under AVDC saved policies RA8, Local Landscape Area</p> <p>CNP site proposals: Not included.</p>

Site 5 Land to Rear of Old Allotments	
Approx 4.89 Ha	<p>CNP assessment: Site is defined under AVDC saved policies RA8 as a Local Landscape Area which are areas of distinctive quality identified at the District level which make a special contribution to the appearance and character of the area. The LLA at Cheddington is due to the two hills on the south western side of the village. In AVDC's 2008 Landscape Character Assessment for the landscape type which covers Cheddington (LCT10.1 Cheddington Hills) the guidelines are to conserve the open character of the hills and prevent development from encroaching onto the lower slopes of the hills. This site would encourage encroachment. Development of this site would adversely affect the landscape area and would therefore be contrary to policy.</p> <p>Site not favoured by the residents. Site is within the vicinity of a Scheduled Ancient Monument (NPPF Para 128 – Heritage Assets). This site has no direct vehicle access.</p> <p>CNP site proposals: Not included.</p>
Site 6 Land Adjacent to Site 5 and 7	
N/A	<p>CNP assessment: Site is protected under AVDC saved policies RA8, Local Landscape Area. Site is not favoured by residents. Site is within the vicinity of a Scheduled Ancient Monument (NPPF Para 128 – Heritage Assets)</p> <p>CNP site proposals: Not included.</p>
Site 7 Land off Leeches Way	
Approx 6.67 Ha	<p>CNP assessment: Site is protected under AVDC saved policies RA8, Local Landscape Area. Site is not favoured by residents. Site is within the vicinity of a Scheduled Ancient Monument (NPPF Para 128 – Heritage Assets)</p> <p>CNP site proposals: Not included.</p>
Site 8 Land to Rear of No 40 Hillside	
Approx 0.1 Ha	Land not available. Site is too small to be allocated for development in the neighbourhood plan.

Site 9	
Land at top of The Balk	
Approx 4.9 Ha	CNP assessment: Site is protected under AVDC saved policies RA8, Local Landscape Area CNP site proposals: Not included.
Site 10	
Land Adjacent to West End Barns	
Approx 0.76 Ha	CNP assessment: Site is protected under AVDC saved policies RA8, Local Landscape Area. Site is poorly related to the settlement and services.
Site 11	
Land Adjacent to West End Farm	
Approx 0.26 Ha	CNP assessment: Site is protected under AVDC saved policies RA8, Local Landscape Area CNP site proposals: Not included.
Site 13	
Land Adjacent to West End House	
Approx 1.93 Ha	CNP assessment: Site is protected under AVDC saved policies RA8, Local Landscape Area. Land not available.
	CNP site proposals: Not included.
Site 14	
Land Adjacent to Generals Yard	
Approx 1.90 Ha	CNP assessment: Site is protected under AVDC saved policies RA8, Local Landscape Area. Land not available. CNP site proposals: Not included.
Site 15	
Land Adjacent to Cheddington Manor	
Approx 2.73 Ha	CNP assessment: Site is in the setting of a statutory listed building development of the site would not be appropriate CNP site proposals: Not included.
Site 16	
Land off Barkham Close	
Approx 2.43 Ha	CNP assessment: Site is deliverable and forms a cohesive development alongside site 17 and 18. Site is favoured by residents. CNP site proposals: Development on part of this site is included

Site 17 Land to rear of Partridge Close	
Approx 0.74 Ha	<p>CNP assessment: Site is deliverable and forms a cohesive development alongside site 16 and 18. Site is favoured by residents.</p> <p>CNP site proposals: Development on part of this site is included</p>
Site 18 Land off South West Mentmore Road	
Approx 4.49 Ha	<p>CNP assessment: Site is deliverable and forms a cohesive development alongside site 16 and 17. Site is favoured by residents.</p> <p>CNP site proposals: Development on part of this site is included.</p>
Site 19 Garden of No 40 Mentmore Road	
Approx 0.16 Ha	<p>CNP assessment: Very small site with very limited potential not considered as part of this process</p> <p>CNP site proposals: Not included, but within the settlement boundary so a possible windfall site</p>
Site 20 Land off North East Mentmore Road	
Approx 0.21 Ha	<p>CNP assessment: Very small site and under separate ownership to adjacent site 21.</p> <p>CNP site proposals: Not included</p>
Site 21 Land off South East Station Road	
Approx 1.06 Ha	<p>CNP assessment: Development of this site is supported by the land owner and by some residents. But after noting AVDC comments that development in this site would be resisted due to its ecological value as it is classified as a Traditional Orchard and priority habitat that contains several species of importance. The Parish Council, are obliged to initially resist any development application on these sites in line with national policy and the Natural Environment and Rural Communities Act. The site is therefore not easily deliverable. There are also pylons on the site which would affect development. It was unsuitable in AVDC's SHLAA.</p> <p>CNP site proposals: Not included</p>

Site 22 Land off North West Station Road	
Approx 8.62 Ha	CNP assessment: Development of this site is supported by the land owner but in order for the development to be cohesive it is only viable if sites 21, 28A 24 and 25 are developed. CNP site proposals: Not included
Site 24 Land Between Station Road and Church known as “Old Plum Orchard”	
Approx 0.88 Ha	CNP assessment: Development of this site is supported by the land owner. But after noting AVDC comments that development in this site would be resisted due to its ecological value as it is classified as a Traditional Orchard the site is not easily deliverable. CNP site proposals: Not included
Site 25 Land in grounds of Old Rectory	
Approx 2.46 Ha	CNP assessment: Development of this site is supported by the land owner. In the SHLAA (2009) the site was unsuitable because of its poor relationship to the settlement. Therefore in order for development to be cohesive it is only viable if sites 21, 28a, and 24 are developed. CNP site proposals: Not included
Site 27 Land to Rear of Old Rectory	
Approx 0.53 Ha	CNP assessment: Site has no direct vehicle access and is close to the West Coast Main Line making any potential development extremely problematic. Landowner not contacted. CNP site proposals: Not included.
Site 28A Land to South East Station Road	
Approx 8.317 Ha	CNP assessment: Development of this site is supported by the land owner. But after noting AVDC comments that development of this site would be resisted due to its ecological value as it is classified as both a Traditional Orchard and a LWS (Local Wildlife Site) this site is not easily deliverable. CNP site proposals: Not included
Site 28B Land to North East Church Path	
Approx 1.997 Ha	CNP assessment: Site has no direct vehicle access and is close to the West Coast Main Line making any potential development extremely problematic. Site includes a large fishing pond. Landowner not contacted. CNP site proposals: Not included.

Site 28C Land to West of Church Path	
Approx 1.029 Ha	CNP assessment: Landowner did not respond to enquiry. Site is Traditional Orchard and taking into account AVDC comments referring to Station Road sites it has not been included. CNP site proposals: Not included.
Site 29 Land to North West of Church Lane	
Approx 1.35 Ha	CNP assessment: Landowner did not respond to enquiry. Site is Traditional Orchard and taking into account AVDC comments referring to Station Road sites it has not been included. CNP site proposals: Not included.
Site 30 Village Allotments	
Approx 1.2 Ha	CNP assessment: Site is owned by Cheddington Parish Council. It is a key recreational space for the Village residents. Site has been designated as Green Space and is therefore not available. CNP site proposals: Not included.
Site 31 Land Adjacent to Village Hall	
Approx 0.21 Ha	CNP assessment: Site is owned by Cheddington Parish Council it is a key recreational space for the Village residents. Site has been designated as Green Space and is therefore not available. CNP site proposals: Not included.
Site 32 Land off Long Lee	
Approx 2.08 Ha	CNP assessment: Land owner does not wish site to be considered CNP site proposals: Not included.
Site 33 School Land	
Approx 0.54 Ha	CNP assessment: Site forms part of Cheddington Combined School and is needed for educational purposes CNP site proposals: Not included.
Site 34 Land to Rear of 61 Gooseacre	
Approx 0.18 Ha	CNP assessment: Very small site with very limited potential not considered as part of this process CNP site proposals: Not included, but within the settlement boundary so a possible windfall site

Site 35 Land to North East of High Street	
Approx 4.17 Ha	<p>SHLAA (2013) assessment: AVDC consider part suitable, subject to satisfactory access achieved from the High Street, a suitable buffer being provided next to the railway line and the long distance views being taken into account.</p> <p>CNP assessment: Site is deliverable but not popular with many residents who would prefer it to remain as agricultural. Other sites are considered to be more suitable.</p> <p>SEA Assessment Natural England are concerned about any development's potential impact on views within the area.</p> <p>CNP site proposals: Not included.</p>

Appendix 1

