

Cheddington Neighbourhood Plan

State of the Parish Report



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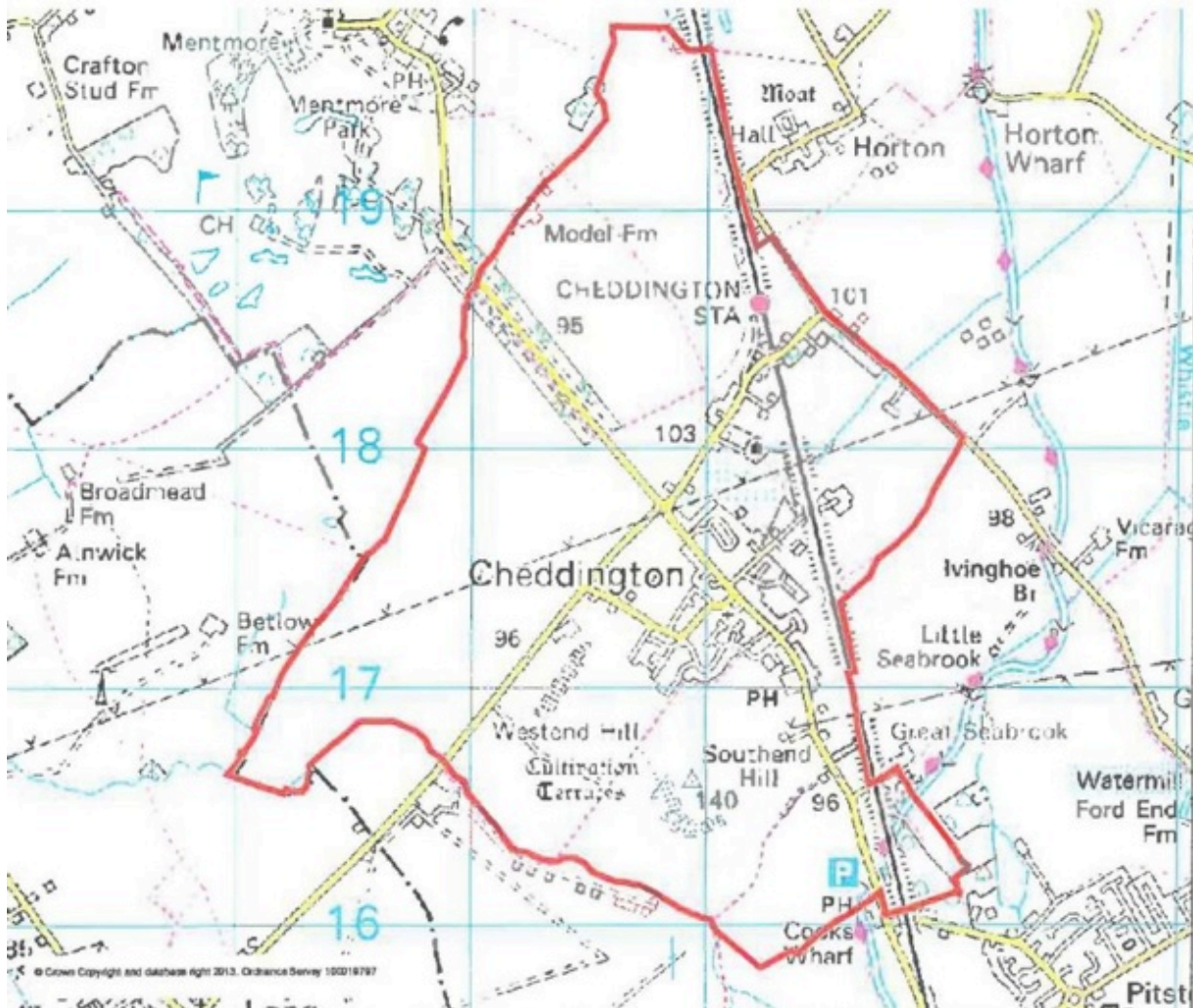
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1. Introduction

Purpose

1.1 The Cheddington Parish Council application for a Neighbourhood Area Designation was approved on the 1st of October 2013. The Aylesbury Vale District Council (AVDC) designated the Cheddington 'Neighbourhood Area' for the purpose of enabling Cheddington Parish Council to prepare the 'Cheddington Neighbourhood Plan' (CNP). The plan below shows the boundary of the Cheddington Neighbourhood Area.



Plan A: Cheddington Parish Neighbourhood Development Plan Area

1.2 The CNP is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011 and the Planning & Compulsory Purchase Act 2004 and the European Directive on Strategic Environmental Assessment 2004.

1.3 The purpose of this report is to summarise the evidence base and the context within which the CNP will be prepared. In doing so, the report will provide the local community with a key starting point from which to embark on formulating the draft CNP.

Neighbourhood Development Plans

1.4 The CNP will be amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework states:

“... neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed. (para 16)

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order (para.183).

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).

Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)”.

Strategic Environmental Assessment

1.5 The local planning authority has been requested to provide its screening opinion on whether or not the CNP should be subject to a Strategic Environmental Assessment (SEA) under the EU Directive 2001/42. This requires that the plan assesses the environmental effects of its policies and proposals during its preparation against a series of objectives.

1.6 If required, the SEA process will run in parallel with the preparation of the CNP, beginning with a Scoping Report to set out the proposed sustainability objectives and evidence base on which the CNP and SEA will be based. The SEA Scoping Report will be published for consultation with the statutory authorities alongside the State of the Parish Report. A draft SEA report will accompany the publication of the Pre-Submission and a final SEA will accompany the Submission versions of the CNP.

1.7 In addition, showing how the plan “contributes to the achievement of sustainable development” is one of the ‘basic conditions’ of the 1990 Act and therefore a requirement of the CNP. The plan will also be in conformity with, and refine, the Aylesbury Vale development plan (i.e. the ‘saved’ policies of the adopted 2004 Local Plan and the emerging Vale of Aylesbury Local Plan (VALP)). It will be adopted under the framework of the development plan and will comprise part of the planning policy framework for the district.

1.8 As such, the CNP will help to achieve sustainable development by ensuring that its development policies and proposals will meet the needs of people living and working in the parish, while at the same time helping to ensure that any adverse environmental impact is minimised. The ongoing consideration of the sustainability objectives of the plan will enable alternative options for those policies and proposals to be compared and evaluated. The proposed scope of the SEA of the CNP will be submitted alongside, but separate to the State of the Parish Report.

The Plan Preparation Process

1.9 The process of preparing and seeking final adoption of the CNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by the Parish Council. The intention of the Parish Council is to submit the CNP to AVDC for approval and then for independent examination in 2015.

1.10 The process up to submission comprises three main stages:

- State of the Parish Report – this report summarises all the evidence on which the CNP will be based
- Pre-Submission CNP – this report will comprise the vision, objectives, policies, proposals and map of the plan for a statutory six week public consultation period
- Submission CNP – this report will take into account the representations received on the draft plan during the public consultation period and will amend as necessary its content for submission to the local planning authority

1.11 If approved by the local planning authority, the CNP will then be subject to an independent examination. Any recommendations made by the Examiner will be considered by the Parish Council and AVDC and the plan amended as necessary before being approved for a local referendum. If supported by a majority vote at the referendum, the CNP will be adopted by AVDC as planning policy for the parish.

2. Parish Profile

An Introduction to the Parish of Cheddington

2.1 Cheddington is situated some 7 miles east of Aylesbury, about 5 miles south of Leighton Buzzard and 8 miles west of Dunstable. The village lies in the Vale of Aylesbury at the northern end of the Chilterns. An outlying spur from the Chilterns forms two linked hills (Westend and Southend Hills) which act as a focal point in the expansive vale landscape. The countryside is pastoral and Cheddington lies concealed on the gentle northern slopes of the spur.

2.2 Originally, Cheddington was essentially a linear village stretching along the sinuous line of High Street/Mentmore Road and having two main laterals; New Street leading to Westend Road to the west and Church Lane to the east. It is contained by the hills to the west and the West Coast Mainline railway to the east. Cheddington lies on the far eastern side of the district bordering Dacorum District.

2.3 Known in ancient times as Cetendone, Cheddington is mentioned in the Domesday Survey of 1086. Saint Giles Church dates back to 1190 but most of the present building dates from the 14th and 15th centuries. For centuries most men worked in agriculture with Cheddington particularly noted for its orchards.

2.4 The opening up of Cheddington was aided by the construction of The Grand Junction Canal at the turn of the 18th Century. This lies about 1.6 km to the south of the village and this provided a significant short cut of some 60 miles for freight traffic between Braunston on the Oxford Canal and Brentford, west of London, on the River Thames. Previously, all London bound traffic from the Midlands had to follow the winding, narrow Fazely, Coventry and Oxford canals and then transfer onto the Thames for 100 miles to London.

2.5 Further accessibility was provided when The London & Birmingham Railway was completed in 1838. Following this in 1839 a branch line was built linking Cheddington to Aylesbury. This line is regarded as the world's first branch railway line. While the main London to Birmingham line remains, the branch line was closed to passengers in 1953, and fully closed in 1964.

2.6 The first significant housing expansion of the village occurred in the periods pre and post World War II. Local Authority housing was developed in New Street and extended in the 1950s into Sunny Bank and the High Street. There was a further spurt of development in the mid 1960's off Church Lane and Barkham Close.

2.7 The most significant period of development was from the late 1960s through to the mid 1970s under the proposals included in the Cheddington Village Plan (BCC, 1969). The Village Plan proposed an overall area of some 11.5 ha for new housing split into 7 sites (Plots H1 – H7 of the 1969 Village Plan). These areas have now all been developed with the last (area H6 Church Hill) being completed in the mid 1980s. New development in the village over the last two decades has been more

restrained following the completion of the Village Plan proposals. New housing has generally been limited to small infill or conversion developments in the parish.



High Street, circa 1960 Source: BCC

Plan B: Old picture of Cheddington

2.8 There has been 25 new dwellings over the last 10 years in the Parish. The largest recent scheme is the 12 houses off Barkham Close (a rural exception scheme for affordable housing) completed in 2009.

2.9 The latest (2011) census statistics indicate that the Cheddington had 715 households and a population of 1,755.

2.10 The Saint Giles Church dates back to 1190 but most of the present building dates from the 14th and 15th centuries. The tower contains six bells, the earliest dating from 1593. The Methodist Chapel is situated at the Green.

2.11 Cheddington County Combined School is recognised as one of the best in the area. The popular Pre-School is also located there.

2.12 The village has two excellent public houses, The Three Horseshoes, providing a traditional atmosphere with real ales and pub food, and The Old Swan (a traditional thatched pub and restaurant that is currently closed but which the community hopes will reopen in the future) and The Mason's general store is in Barkham Close.

2.13 Cheddington has a modern village hall and facilities for a wide range of recreational and sporting activities. There is also a good network of footpaths and bridleways serve the village including two circular walks and the Two Ridges Link

which can be accessed at the railway station. The Cheddington railway station services terminate at London Euston Station.

Selected Parish Statistics

2.14 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable. Please note that the numbers below do not always make up the total number stated. This may be due to the 2011 Census not having all the data necessary or to the fact that not all groups have been represented below in this report. The numbers have been chosen to describe the character of the parish and any potential issues, therefore information not relevant to the parish has not been provided in this report.

Demographics

2.15 The usual resident population of the parish is 1,755 people (855 male, 895 female). Of these:

- 360 People aged 15 and under (20.6% of parish population compared to 18.9% across England)
- 1,145 People aged 16 to 64 (65.1% of parish population compared to 65% across England)
- 250 People aged 65 and over (14.3% of parish population compared to 16% across England)

Economic status of residents

2.16 Of the 1,755 usual residents of the parish, 1,269 were aged between 16 and 74.

- 1,001 (78.9%) of whom were economically active:
 - 557 were Employed full-time (43.9% compared to 38.6% across England)
 - 195 were Employed part-time (15.4% compared to 13.7% across England)
 - 189 were Self-employed (14.9% compared to 9.8% across England)
 - 95 were working from home (7.3% compared to 3.5% across England)
- 270 (21.1%) of whom were economically inactive

Occupations

2.17 Of the 1,001 residents in the parish in employment and aged between 16 and 74:

- 155 were Managers, Directors and Senior Officials (16.1% compared to 10.9% across England)
- 230 were in Professional Occupations (23.9% compared to 20% across the District)

- 150 were Associate Professional and Technical Occupations (15.6% compared to 15.1% across the District)
- 135 were Administrative and Secretarial Occupations (14.2% compared to 11.4% across the District)
- 85 were Skilled Trades Occupations (8.8% compared to 10.5% across the District)
- 45 were Sales and Customer Service Occupations (4.7% compared to 96.9% across the District)
- 30 were Process, Plant and Machine Operatives (3.1% compared to 4.9% across the District)
- 65 were in Elementary Occupations (6.5% compared to 7.6 % across the District)

Qualifications & Skills

2.18 Of the 1,390 usual residents in the parish aged 16 and over:

- 165 possessed no qualifications (11.9% compared to 16.8% across the District)
- 575 possessed Level 4 and above qualifications (41.5% compared to 34.8% across the District)

Shops, Employment & Services

2.19 Limited shopping facilities are provided in the village with only the convenience store on the junction of Barkham Close & Manor Road. There are two Public Houses in the village.

2.20 The Marsworth Airfield is situated 2 km west of the village and has an employment site with industrial business use.

2.21 Although Cheddington is towards the furthest easterly point of Aylesbury Vale, residents find themselves within relatively short travelling distances of Tring and Hemel Hempstead as well as Aylesbury itself. The most common distance travelled to work is between 10-20km. Between 25-29% of the population in all three wards travel this distance to work each day. Taking the distance of 40km and over as the figure for the number of people considered to be commuting out of the Cheddington ward (the ward includes the parishes of Cheddington, Marsworth and Slapton) to work, 15% of people in Cheddington commuting on a daily basis (AVDC Local Area Profiles, 2006). The 2001 Census data shows the average distance travelled to a fixed place of work is 22.2 km. The majority of people use car/van /motorcycle as a mode of travelling to work, reflecting on the location of village and relatively limited public transport opportunities compared with other settlements. 13% travel to work by public transport.

Housing Types

2.22 There are 735 dwellings located within the Parish.

- 310 dwellings were Detached (42.1% compared to 35.1% across the District)
- 280 dwellings were Semi-detached (37.8% compared to 29.9% across the District)
- 140 dwellings were Terraced (19% compared to 18.5% across the District)
- 5 dwellings were Flats/apartments (0.4% compared to 13.1% across the District)
- 0 dwellings were Caravans or other Temporary Accommodation (0.1% compared to 0.6% across the District)

Housing Tenure

2.23 There are 715 households located within the Parish.

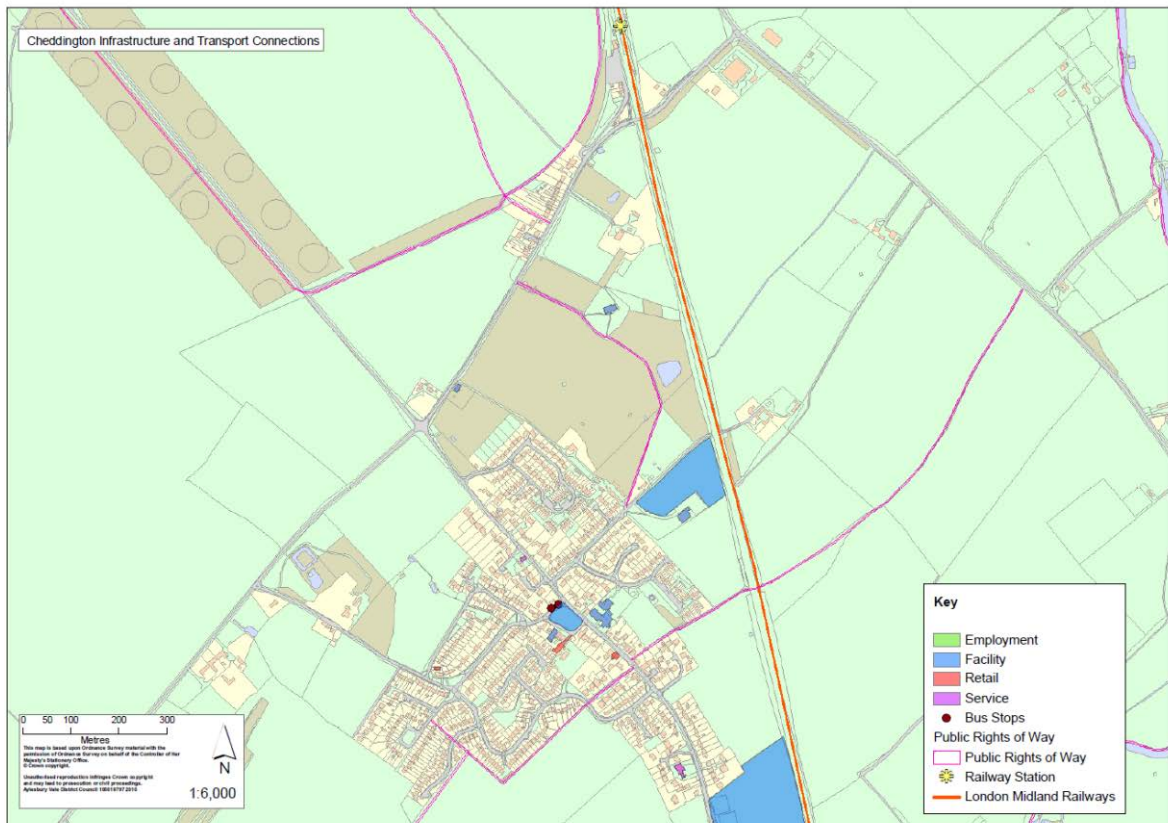
- 240 were Owner-occupied households, owned outright (33.4% compared to 34.3% across the District)
- 335 were owned with a mortgage or loan (47.1% compared to 37.9% across the District)
- 5 were Shared Ownership (0.8% compared to 1.6% across the District)
- 75 were Social Rented Other (10.6% compared to 12.7% across the District)
- 45 were Privately rented – by landlord or letting agency (6.6% compared to 11.3% across the District).
- 5 were Living Rent Free (0.7% compared to 1.3% across the District)
- 5 were Housing rented from other (0.8% compared to 1.6% across the District)

Transport

2.24 60 households had no car or van (8.7% compared to 25.8% across England). 395 households had 2 or more cars or vans (55.4% compared to 32.1% across England).

2.25 The bus services in Cheddington are limited. The Mainline train service to London runs every hour from the Cheddington railway station, 1.3 km north of the village. There are a number of taxi firms, operation in the area although none based in the village.

2.26 There is a need for improved footpaths through the Cheddington Parish, connecting the Church and the Station to the village. The road network and the public right of way can be seen in the map of Cheddington from 2003, shown in Plan C.



Plan C: Infrastructure and Transport connections – Cheddington

Health

2.27 A weekly doctors surgery is held in the Methodist Church (Tuesday 9.00 – 9.30 & Friday 14.00 – 14.30) as the nearest health service is in Pitstone, ca 2.5km away. The closest hospitals are the Stoke Mandeville Hospital in Aylesbury and the Luton & Dunstable Hospital in Luton. Although there is poor health care service in Cheddington, 78% of the population is considered to be in good health with only 10% having a long-term illness.

Leisure Facilities

2.28 There are a number of leisure facilities available to the community;

- The Village Hall – used by sport/leisure /interest groups
- The Methodist church - used by sport/leisure /interest groups
- The Cheddington school premises is available for hire
- Allotments on land by the Village Hall. There is room for expansion if more should be needed.
- The Scout Hut Headquarters on Station Road
- Children’s play area on The Green

- Recreation ground with a football pitch, Bowling Green, tennis courts and Petanque etc.
- Two places of worship; The Methodist Chapel on The Green and the St Giles Parish Church
- Cooks Wharf canal boat marina is situated 1.6 km south of the village, with leisure facilities.
- A range of footpaths through the surrounding villages and a towpath of the Grand Union Canal
- The village has a visiting mobile library

2.29 There are a number of Leisure groups in Cheddington;

- Amateur Dramatics
- Junior Drama Group
- Bridge Club
- Church Bell ringers
- Flower club
- History society
- Nifty Fifties
- Open Door
- Pantomime Group
- Whist Drive
- WI

Education

2.30 The primary school planning area for Cheddington includes Wing and Ivinghoe, there are ten primary schools in the area, with a capacity for 1561 pupils. There is generally a surplus capacity for primary school places according to the Fact Pack 2011 although none of these are located in Cheddington.

2.31 The nearest secondary school for the Cheddington Parish is the 11-18 year, mixed gender foundation school, Cotteloe School in Wing. Furthermore, there are six colleges in the District.

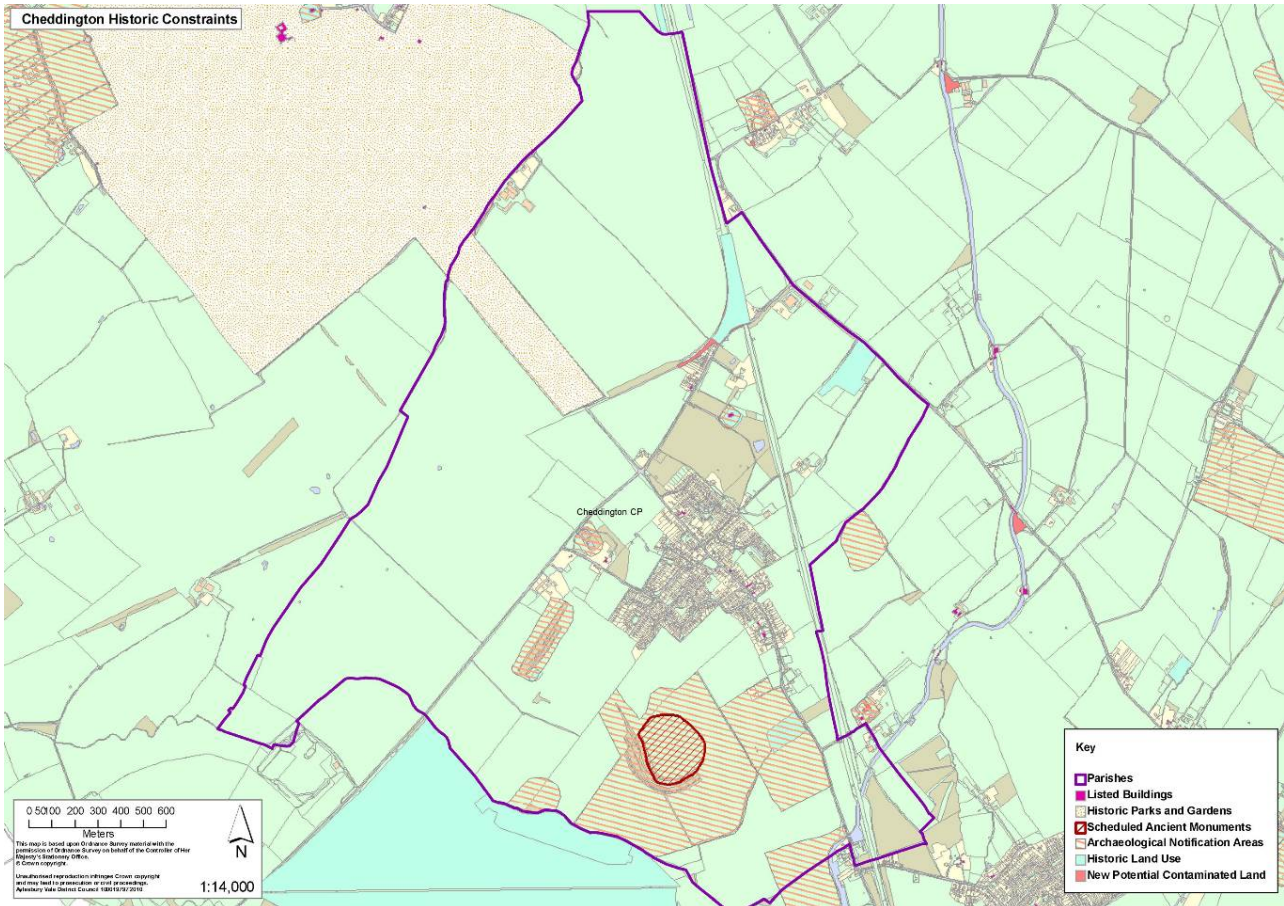
Heritage

2.32 A Schedule Ancient Monument, forming a Hillfort on Southend Hill on the outskirts of the southern boundary is located covering 6.5 hectares. There are various pockets of Archaeological Notification Areas and a large Historic Park and Garden site towards the north, which stretches over to the village of Mentmore. There is a Ridge and Furrow Earthworks in Croft Meadow considered to be of importance by the County Council.

2.33 There is no conservation area in Cheddington. However, there are a number of listed buildings:

- 25 Cheddington High Street, Grade II

- 45 Cheddington High Street (Town Farmhouse), Grade II
- The Old Swan, High Street, Grade II
- 22, 24, 26 & 28 Mentmore Road, Grade II
- 30 Mentmore Road, Grade II
- Seabrook Farmhouse, Grade II
- 11, 13 & 15 Station Road, Grade II
- Church of St Giles, Station Road, Grade II
- The Chase, 12 The Green, Grade II
- Cheddington Manor House, West End Road, Grade II
- The Old Reading Room, Grade II



Key

- Parishes**
- Listed Buildings**
- Historic Parks and Gardens**
- Scheduled Ancient Monuments**
- Archaeological Notification Areas**
- Historic Land Use**
- New Potential Contaminated Land**

Plan D: Historic Constraints – Cheddington

Green Infrastructure & Biodiversity

2.34 The table in figure A showing the provision of green spaces demonstrate that Cheddington is not generally deficient in open green space provision.

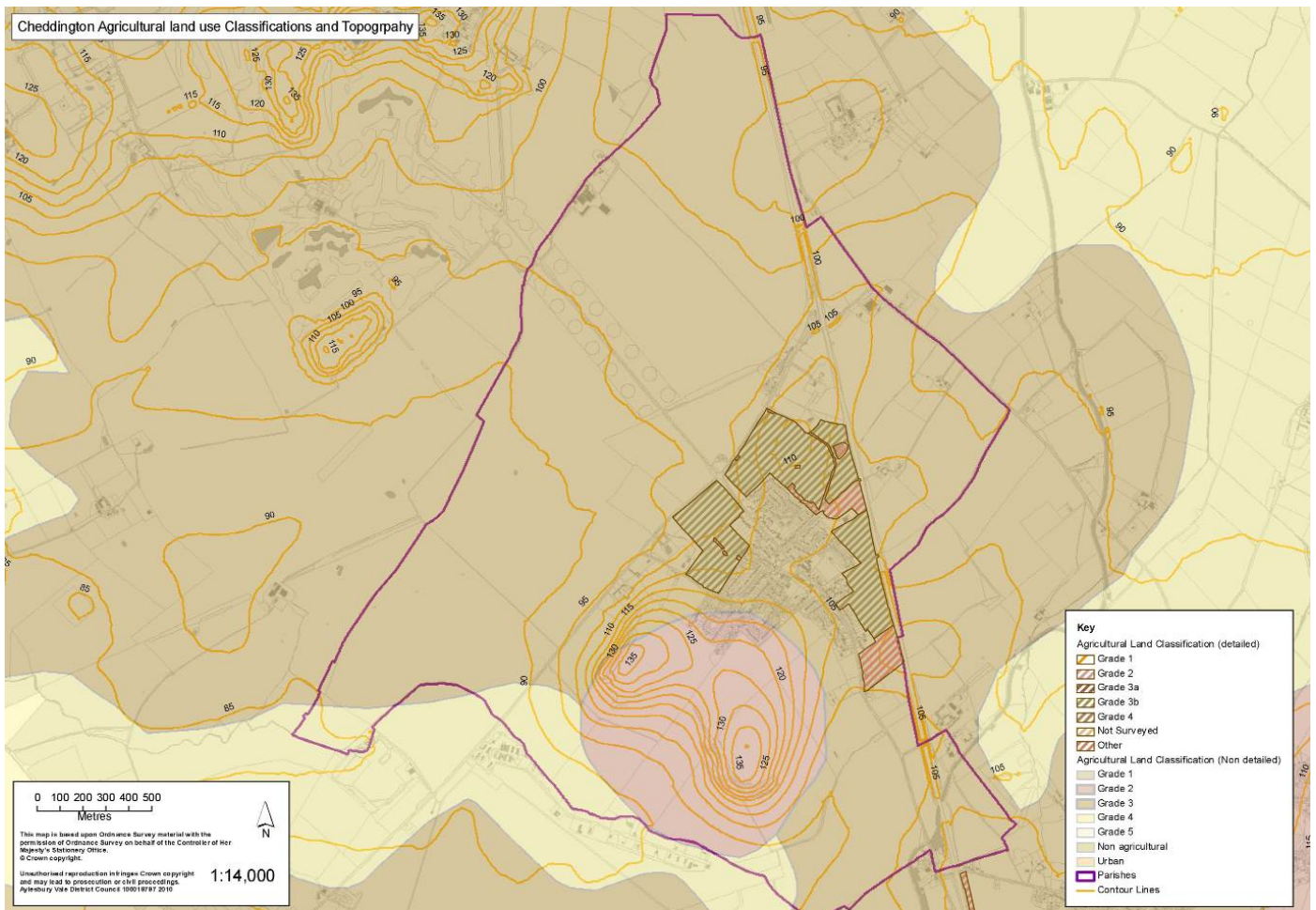
Green Space	Size
St Giles Church Station Road	5563m ²
Amenity Space Adj. Blenheim Close	387m ²
Amenity Space Church Hill Road	698m ²
Allotments Church Lane	11935m ²
Open Space Church Lane	6258m ²
Amenity Space Lammas Road	726m ²
Open Space Lammas Road	541m ²
Open Space High Street	6828m ²
Recreation Ground High Street	30552m ²
Open Space The Green	2435m ²
Open Space Sunny Bank	591m ²

Figure A: Green Space provision – Cheddington

2.35 There are three Notable Species Sites in Cheddington. Notable Species Sites are locations of important ecological species recorded by the Milton Keynes and Buckinghamshire Biological Records Centre. The Notable Species Sites are sensitive information and as such the species of wildlife cannot be stated in the report.

2.36 There is one Biological Notification Site towards the north of the settlement. Biological Notification Sites preceded Local Wildlife Sites as a local non-statutory designation. All Biological Notification Sites are in the process of being re-surveyed and assessed under Local Wildlife Site criteria. This same area is designated with Tree Preservation Orders settlement.

2.37 The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. Detailed analysis of agricultural land classification around Cheddington has been carried out. The majority of the land is classified 3b although there are pockets of 3a, located at the allotments and recreation ground. Along the southern boundary of the site the land is classified as grade two.



- Key**
- Agricultural Land Classification (detailed)**
- Grade 1
 - Grade 2
 - Grade 3a
 - Grade 3b
 - Grade 4
 - Not Surveyed
 - Other
- Agricultural Land Classification (Non detailed)**
- Grade 1
 - Grade 2
 - Grade 3
 - Grade 4
 - Grade 5
 - Non agricultural
 - Urban
 - Parishes
 - Contour Lines

Plan E: Agricultural land use Classification and Topography – Cheddington

3. Local Issues

Community Views

Cheddington Parish Plan 2003

3.1 The Parish Plan of Cheddington was published by the Parish Council in February 2003. The Plan contains the results from various community consultation activities such as the questionnaire, which was circulated with the Newsletter and later analysed. The plan discusses the future plans of the 27 village organisations, societies, clubs and businesses along with the Cheddington School. Other issues such as infrastructure (train services and utility providers), nearby developments and demographic changes were also covered.

3.2 A list of actions was produced, the specific topics were as follows;

- *To press for footpaths to be constructed from the village to Cooks Wharf and also to the Mentmore Park spinneys to remove the danger to pedestrians.*
- *To encourage activities for the young people in the village. This may include transport facilities to sporting events and evening entertainments. Dedicated adult helpers are required. Also to seek ways of preventing the drinking of alcohol in public areas.*
- *To ensure as secure environment as possible for the elderly and the rest of the community. This means continuing support for Neighbourhood Watch and the Police. Other initiatives should be discussed and developed.*
- *To keep pressing for a solution to speeding traffic and parking on footways.*
- *To continue lobbying the highway authority [Buckinghamshire C.C.] and Network Rail for urgent action on the station bridge to alleviate potential serious accident risks for both road and railway users.*
- *To put pressure on the few dog owners who still let their dogs foul public open spaces, especially the recreation ground. The AVDC dog warden to be involved.*
- *To plant trees to replace those that are coming to the end of their lives.*
- *To discourage people who discard litter in the streets and open places."*

The Questionnaire Results 2011

3.3 The results from the questionnaire in December 2011 can be found in the different graphs and tables below.

Cheddington Parish Council Questionnaire - Future Housing and Commercial Development

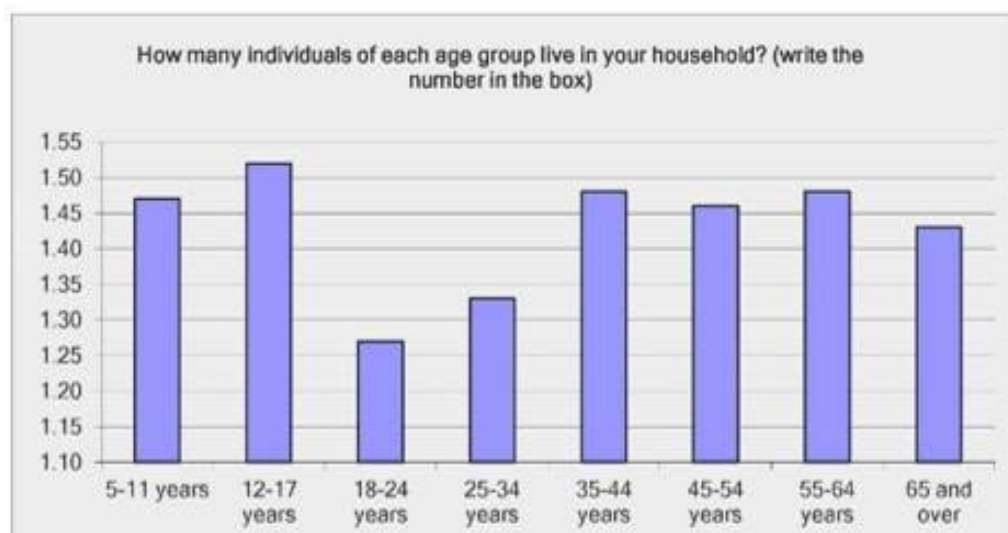
Please let us know your contact details.

Answer Options	Response Percent	Response Count
ZIP/Postal Code:	100.0%	226
Email Address:	0.0%	0
	<i>answered question</i>	226
	<i>skipped question</i>	2

Cheddington Parish Council Questionnaire - Future Housing and Commercial Development

How many individuals of each age group live in your household? (write the number in the box)

Answer Options	Response Average	Response Total	Response Count
5-11 years	1.47	50	34
12-17 years	1.52	44	29
18-24 years	1.27	33	26
25-34 years	1.33	32	24
35-44 years	1.48	74	50
45-54 years	1.46	92	63
55-64 years	1.48	96	65
65 and over	1.43	109	76
	<i>answered question</i>		227
	<i>skipped question</i>		1



Cheddington Parish Council Questionnaire - Future Housing and Commercial Development

Cheddington has grown by 25 new dwellings in the last 10 years, 12 of these were affordable homes. Given this information, do you agree that this is an appropriate growth

Answer Options	Response Percent	Response Count
Strongly agree	13.1%	29
Agree	52.7%	117
Neither agree not disagree	9.9%	22
Disagree	15.3%	34
Strongly disagree	7.7%	17
Not sure/ Don't know	1.4%	3
<i>answered question</i>		222
<i>skipped question</i>		6

Cheddington has grown by 25 new dwellings in the last 10 years, 12 of these were affordable homes. Given this information, do you agree that this is an appropriate growth rate for Cheddington over the next 20 years to 2031? (tick only one option)



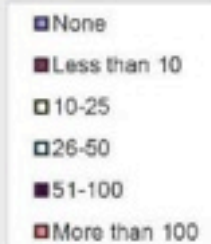
- Strongly agree
- Agree
- Neither agree not disagree
- Disagree
- Strongly disagree
- Not sure/ Don't know

Cheddington Parish Council Questionnaire - Future Housing and Commercial Development

Thinking about the possible number of new homes (irrespective of their type) in Cheddington in the next 20 years, which of these do you think is appropriate? (tick only

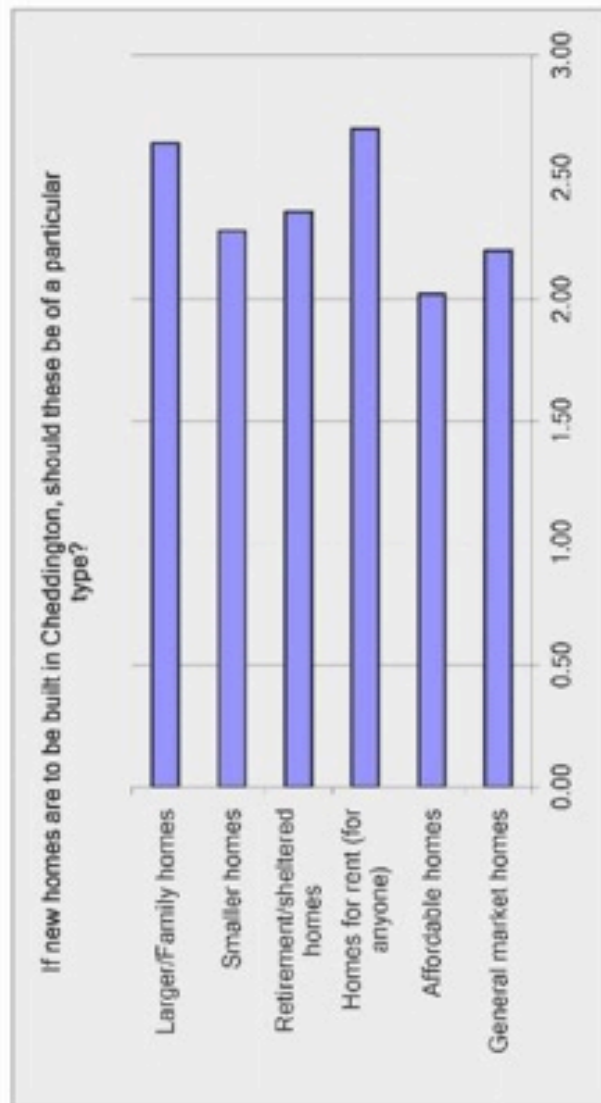
Answer Options	Response Percent	Response Count
None	6.4%	14
Less than 10	11.9%	26
10-25	46.1%	101
26-50	28.8%	63
51-100	6.4%	14
More than 100	0.5%	1
<i>answered question</i>		219
<i>skipped question</i>		9

Thinking about the possible number of new homes (irrespective of their type) in Cheddington in the next 20 years, which of these do you think is appropriate?
(tick only one option)



Cheddington Parish Council Questionnaire - Future Housing and Commercial Development

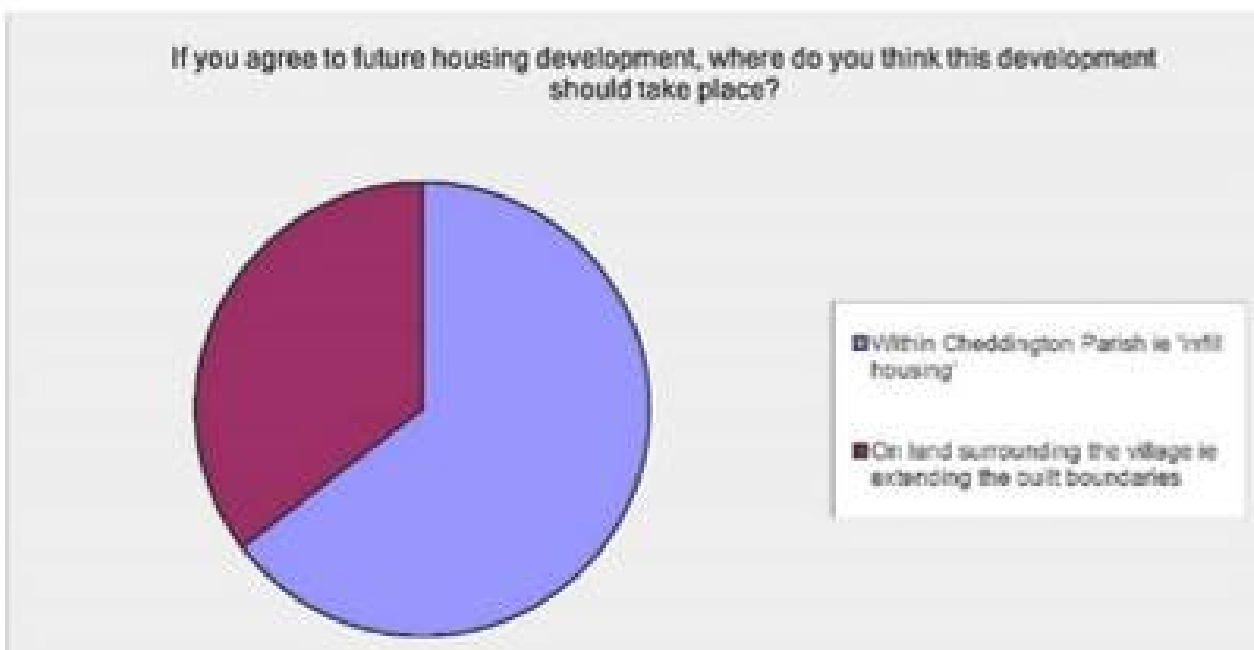
If new homes are to be built in Cheddington, should these be of a particular type?							
Answer Options	Strongly agree	Agree	Disagree	Strongly disagree	Not sure/don't know	Rating Average	Response Count
General market homes	35	107	13	6	15	2.20	176
Affordable homes	57	95	22	9	7	2.02	190
Homes for rent (for anyone)	20	61	43	23	15	2.70	162
Retirement/sheltered homes	45	72	26	12	19	2.36	174
Smaller homes	33	83	29	9	11	2.28	165
Larger/Family homes	30	50	38	20	17	2.64	155
						<i>answered question</i>	221
						<i>skipped question</i>	7



Cheddington Parish Council Questionnaire - Future Housing and Commercial Development

If you agree to future housing development, where do you think this development should take place?

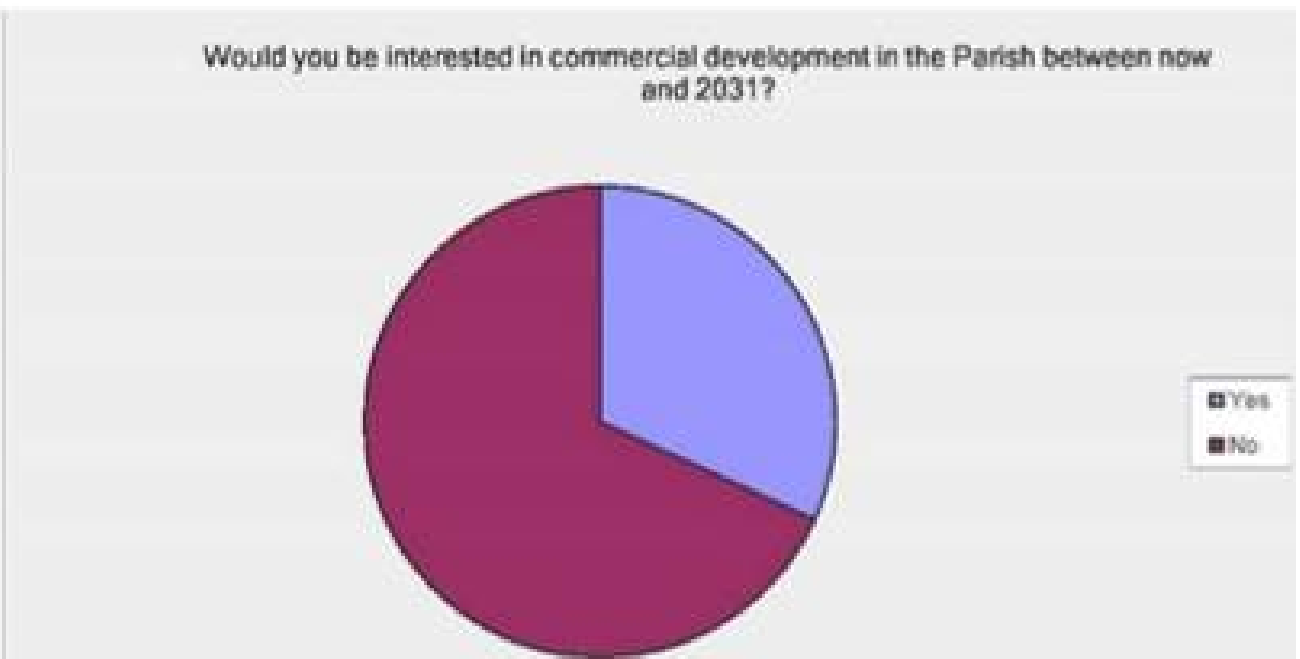
Answer Options	Response Percent	Response Count
Within Cheddington Parish ie 'infill housing'	64.6%	124
On land surrounding the village ie extending the built	35.4%	68
Other (please specify)		39
	<i>answered question</i>	192
	<i>skipped question</i>	36



Cheddington Parish Council Questionnaire - Future Housing and Commercial Development

Would you be interested in commercial development in the Parish between now and 2031?

Answer Options	Response Percent	Response Count
Yes	31.8%	70
No	68.2%	150
<i>answered question</i>		220
<i>skipped question</i>		8

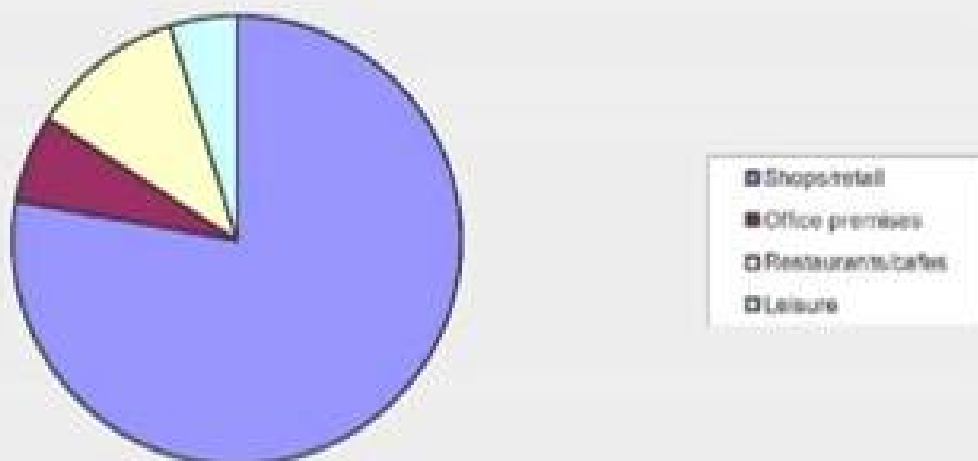


Cheddington Parish Council Questionnaire - Future Housing and Commercial Development

If yes, what type of development do you think would be appropriate?

Answer Options	Response Percent	Response Count
Shops/retail	77.8%	49
Office premises	6.3%	4
Restaurants/cafes	11.1%	7
Leisure	4.8%	3
Other (please specify)		53
<i>answered question</i>		63
<i>skipped question</i>		165

If yes, what type of development do you think would be appropriate?



Cheddington Parish Council Questionnaire - Future Housing and Commercial Development

If you agree to future housing and commercial development, when would you like to see it happen?

Answer Options	Response Percent	Response Count
All in one go	9.9%	18
Spread over the next 20 years	90.1%	163
<i>answered question</i>		181
<i>skipped question</i>		47

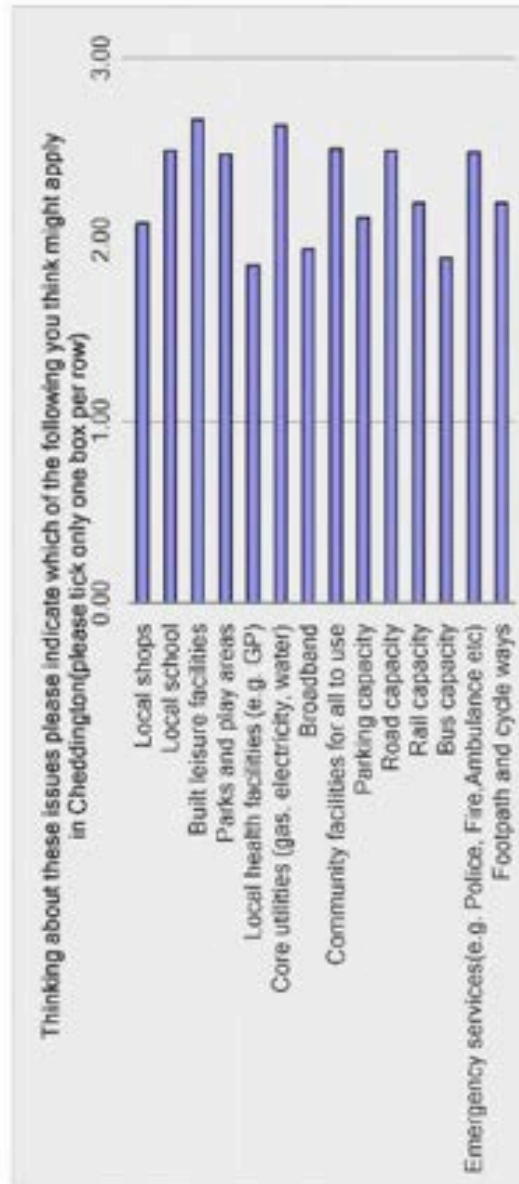
If you agree to future housing and commercial development, when would you like to see it happen?



Cheddington Parish Council Questionnaire - Future Housing and Commercial Development

Thinking about these issues please indicate which of the following you think might apply in Cheddington (please tick only one box per row)

Answer Options	We need more of this now	Will need more with new	Don't need any more of this	Don't know/not sure	Rating Average	Response Count
Local shops	54	86	61	6	2.09	207
Local school	9	116	45	31	2.49	201
Built leisure facilities	23	37	115	18	2.66	193
Parks and play areas	20	71	103	5	2.47	199
Local health facilities (e.g. GP)	91	70	42	10	1.86	213
Core utilities (gas, electricity, water)	17	88	43	49	2.63	197
Broadband	96	53	16	35	1.95	200
Community facilities for all to use	12	86	79	14	2.50	191
Parking capacity	51	90	50	13	2.12	204
Road capacity	18	79	83	15	2.49	195
Rail capacity	60	63	62	19	2.20	204
Bus capacity	109	44	27	30	1.90	210
Emergency services (e.g. Police, Fire, Ambulance etc)	34	80	47	42	2.48	203
Footpath and cycle ways	59	55	74	13	2.20	201
					<i>answered question</i>	225
					<i>skipped question</i>	3



Cheddington Housing for the Elderly Study

3.4 In February 2011, Cheddington Parish Council published a survey questionnaire in the Village Newsletter that was delivered to every household in the parish. The survey asked;

“Cheddington Parish Council is aware of the considerable support among residents for suitable housing for the elderly in Cheddington. Naturally there are differing requirements among the elderly and any purpose built housing would need to take account of as many of the local needs as possible. As a starting point, and working with Community Impact Bucks, the Parish Council would like to establish demand for housing and also the type of housing most sought within the village. Please take a few minutes to answer the following questions:”

“Do you support the idea of housing for the elderly in Cheddington?”

“What type of housing do you think would be of benefit?”

- *More suitable ordinary housing*
- *A sheltered housing scheme*
- *An extra Care Housing Scheme”*

3.5 There were a total of 61 responses, all in support of the concept of homes for the elderly population. 15 responses supported more suitable ordinary housing, 34 a sheltered housing scheme and 42 an Extra Care housing scheme.

3.6 At an initial meeting in August it was agreed that residents and possibly members of the parish council would form a steering group to research housing need in greater depth and look into options available.

3.7 This event would be an opportunity for the elderly people in general support or with an interest to come along and view a new film called Over the Hill, produced by The Rural Media Company, supported by Action with Communities in Rural England (ACRE) and Age UK and The Nationwide Foundation. The film, with 8 case studies, highlights some of the innovative approaches that have been taken to tackle the challenges of the ageing population in rural areas.

3.8 The event would be an opportunity for people who consider themselves or a family member in housing need, either now or in the future to come forward and provide more details to help assess the actual need in the parish. It would also offer the chance for parishioners to provide feedback and ideas on what they think is required in Cheddington by way of housing for the elderly and ways that may be achieved.

2014 Neighbourhood Plan consultation

3.9 A Neighbourhood Plan Steering Group of parish councillors and other interested residents has been formed and is meeting monthly. Members of the community have been welcome through the neighbourhood Plan website page to attend the meetings and give their views.

3.10 The steering group is working hard to ensure that the community in Cheddington are being consulted and properly involved in the Neighbourhood Plan process through public consultation, such as questionnaires and open day events. In this section the steering group hope to incorporate the views of residents and businesses in the village.

3.11 At the first Have Your Say Day event on the 2nd of March 2014, the Neighbourhood group had an exercise where the community could have their say through commenting on different categories such as housing, shops, the environment, and infrastructure and so on. This was done through writing comments on post it notes and then placing these onto the maps of Cheddington provided.

3.12 The event included a questionnaire – *Future Housing, Development and Amenities in Cheddington Parish* which was returned to the parish. The questions included house types preferred in Cheddington and infrastructure capacity issues in the parish.

3.13 The first question was for the community to consider what type of houses they preferred to see developed as the District Plan has indicated a number of 50 houses in the years up until 2031. The highest number of people agreed that Private semi-detached 2 or 3 bed homes, Private bungalows and Affordable homes for rent or sale were needed. All comments suggested several small developments.

3.14 The second question was regarding the infrastructure needed in the parish now and/or in light of new development. The survey showed that most thought there was no need for more built leisure facilities and parks and play areas. There was a clear need for increased capacity at local school, the core utilities such as electricity, gas and water supply and community facilities for all to use. Regardless of any future development, there was a large number of responses, indicating a strong need for increased bus capacity and local health facilities such as a GP.

3.15 These updated versions of the survey responses and the analysis of these can be found in the graphs in figures B, C and D.

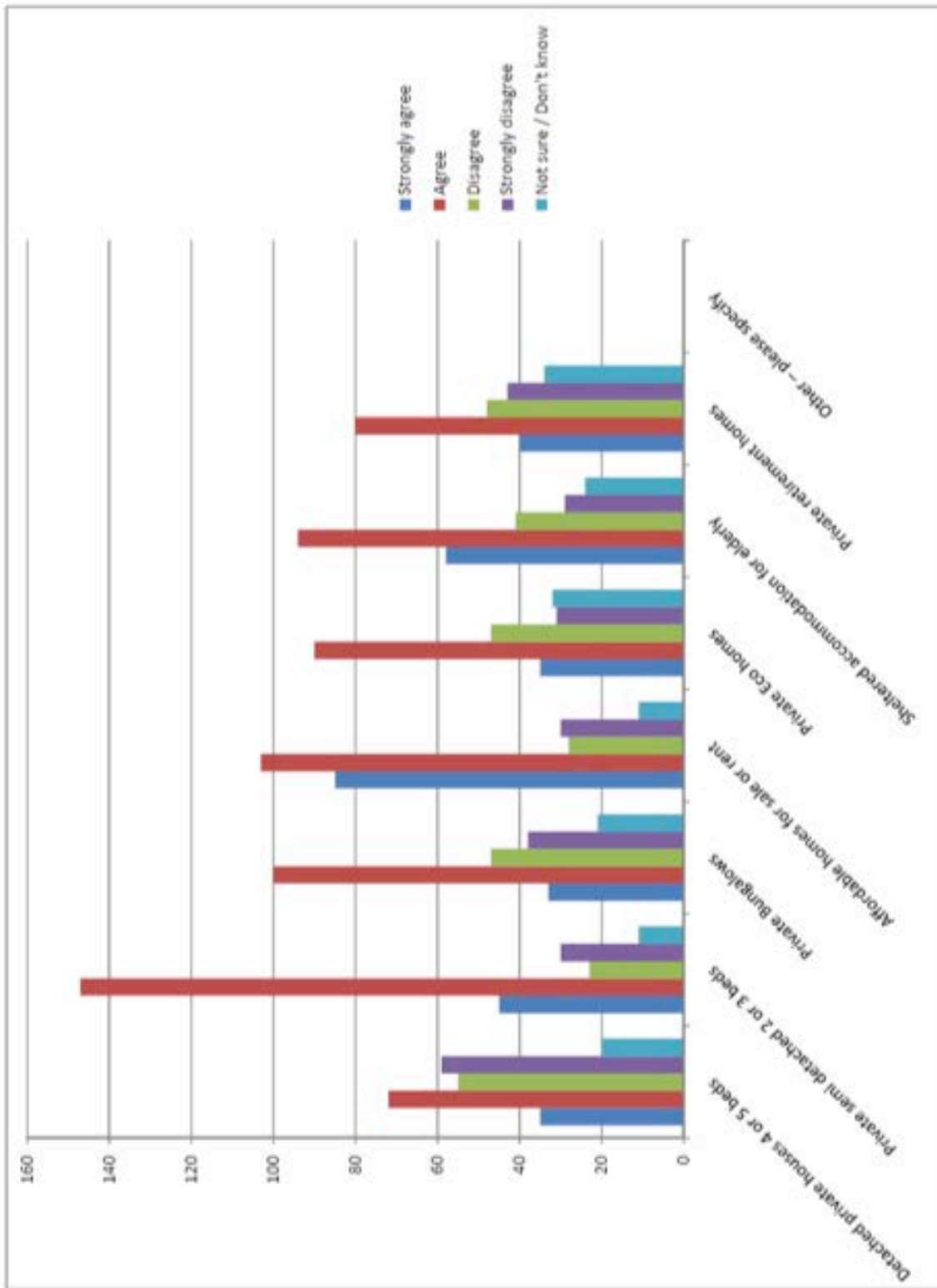


Figure B: Cheddington NP questionnaire analysis - Housing

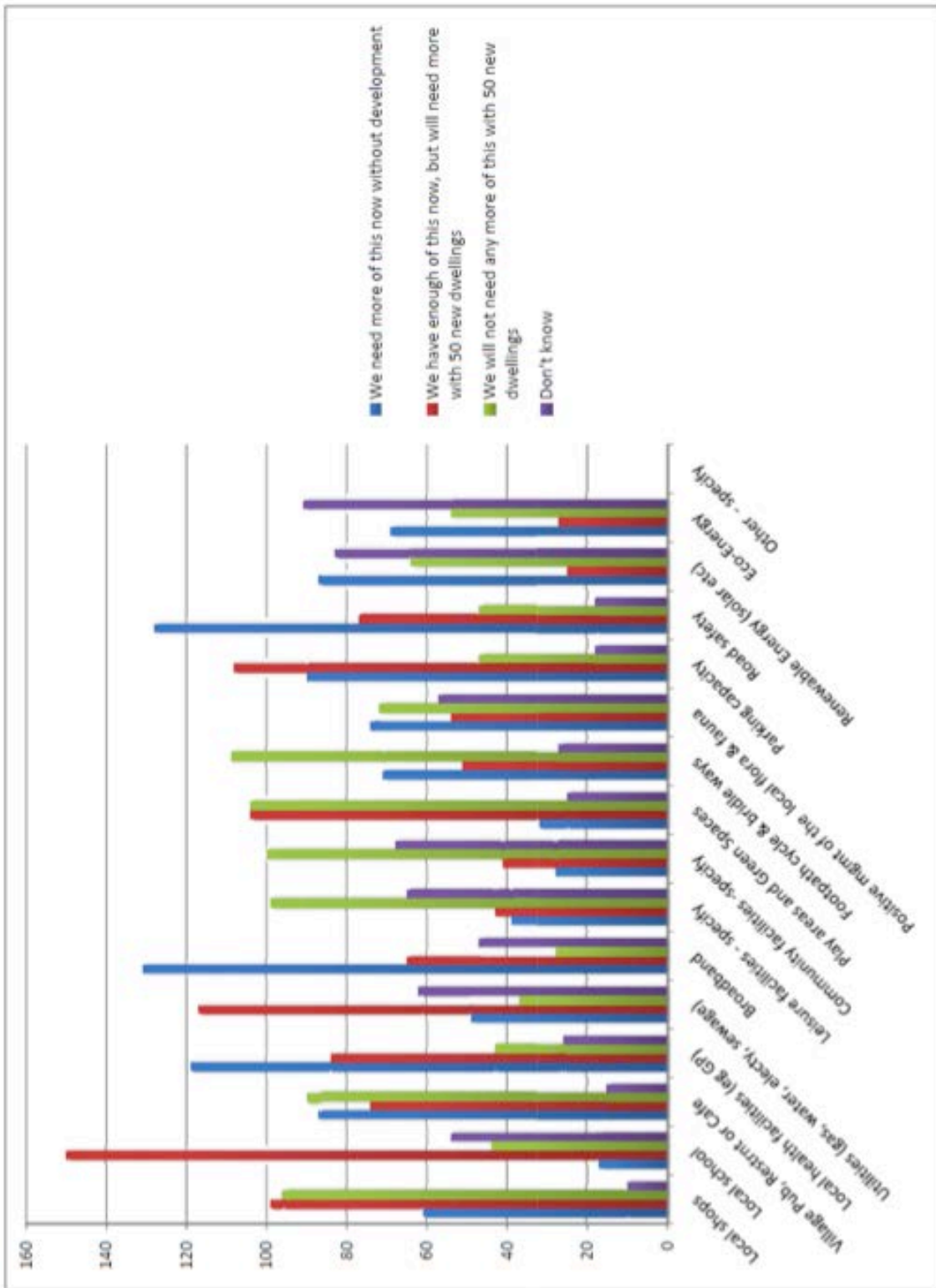


Figure C: Cheddington NP questionnaire analysis - Facilities

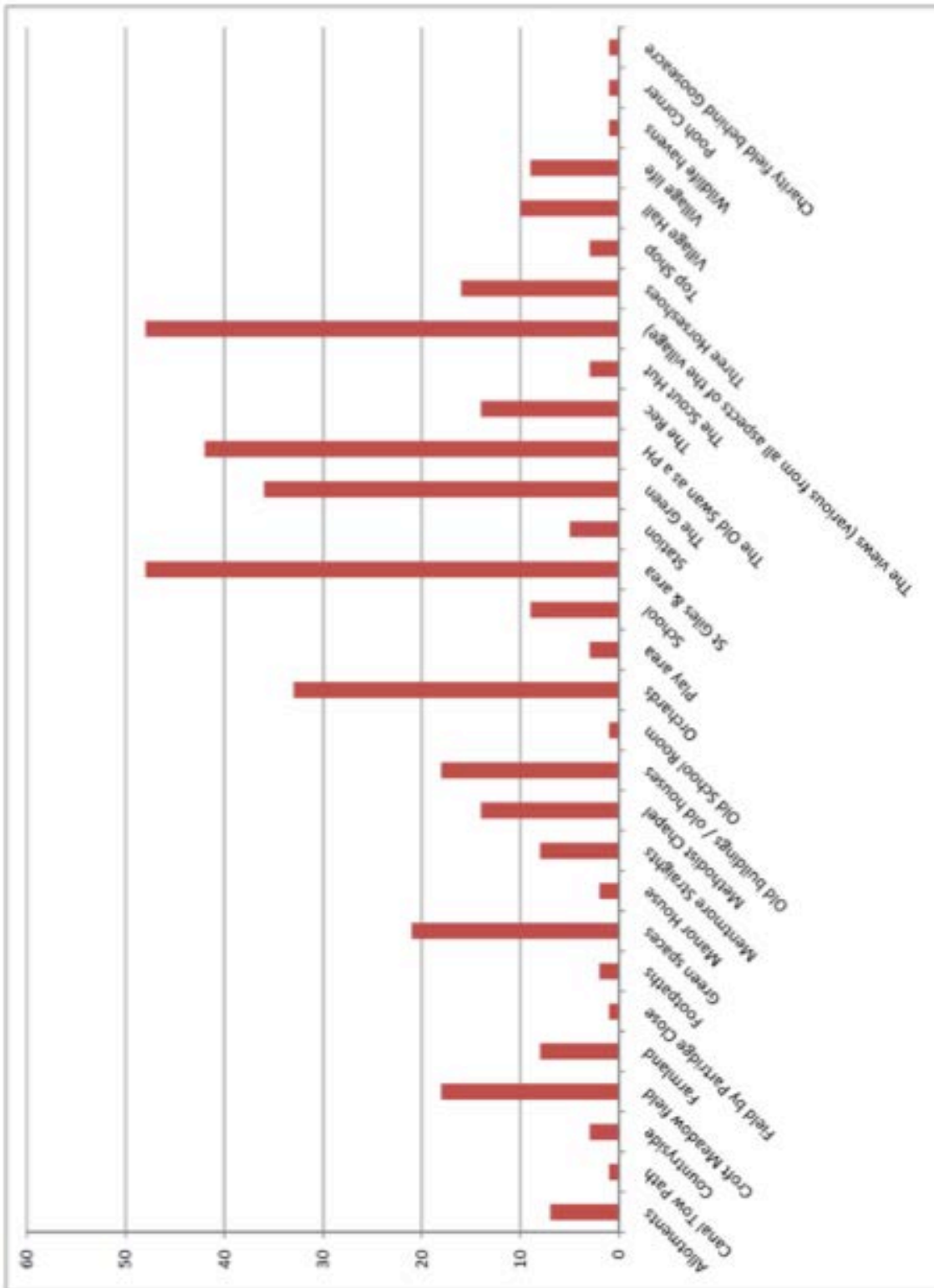


Figure D: Cheddington NP questionnaire analysis – buildings, places & areas to protect

Cheddington Village Assets

3.16 The village assets have been listed below;

- Railway Station
- 'Top Shop'
- Three Horseshoes PH
- The Swan PH
- Village Hall
- Methodist Chapel meeting rooms.
- Sheltered housing.
- Autumn Lounge
- School
- St Giles Church
- Methodist Chapel
- War Memorial
- The Green
- The Recreation Ground – including Tennis Club
- Bowls Club
- Allotments
- Old Allotment green space
- The Orchards as a facility
- The Pavilion (as a facility – to be replace / refurbished in the future)
- The Scout Hut (as a facility – to be replaced / refurbished in the future)
- The Chase (private house)
- Chiltern House (private house)
- The Old Reading Rooms (private house)
- All private houses over 100 years old
- Views from all aspects of the village – including;
 - South End and West End Hill
 - Mentmore Straights
 - Terraces
 - Views and skyline along the Beacon

3.17 The outcome of all the surveys and consultation that the Parish has done so far has led to a list of issues to be considered in the Neighbourhood Plan, these are;

- Green Corridors
- Walkway and cycle route to link up green spaces and local communities
- Retain features of high conservation or landscape value
- Developments that cause a net loss of biodiversity will not be permitted
- All new developments to include sustainable urban drainage
- New dwellings to have a water discharge less than 80 Litre per day
- Construction materials to minimise water and energy use
- Restrict the sub division of gardens
- Yearly rates for development
- Housing density

- Numbers of bedrooms per development
- Affordable housing (rural exception scheme) and limit their number in each development
- Housing for older residents
- Resisting change of use from commercial to residential
- Numbers of car parking spaces per dwelling
- Limit development to two stories
- Materials to be used
- RIBA space standards for new development

4. The Planning Context

4.1 The Parish is part of the Aylesbury Vale District and Buckinghamshire County. Each of these administrations has policies and proposals that have a significant influence over the strategy and detailed content of the CNP.

4.2 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in the preparation of local plans and neighbourhood development plans. At examination, the submitted CNP must demonstrate that it is consistent with the policies and intent of the NPPF.

4.3 The development plan for Cheddington currently comprises the saved policies of the adopted 2004 Aylesbury Vale District Local Plan. The CNP must be deemed by AVDC to be in conformity with the development plan. The forthcoming Local Plan will replace the saved policies once adopted. The CNP is being prepared in anticipation of the adoption of the new Local Plan but focuses on being in conformity with the relevant saved policies of the 2004 plan.

National Planning Policy Framework

4.4 The NPPF contains a number of key policy principles that will shape the CNP. These are itemised below:

- The presumption in favour of sustainable development (para. 14)
- The role of NDP's (16)
- Supporting a prosperous rural economy (28)
- Boosting the supply of housing (47)
- Delivering a wide choice of high quality homes (50)
- Rural affordable housing and exception sites (54)
- The vitality of rural communities (55)
- The quality of development (58)
- Promoting healthy communities (69)
- The designation of Local Green Spaces (76/77)
- Conserving and enhancing the natural environment (109-115)
- Conserving and enhancing the historic environment (126)
- Neighbourhood plans (183-185)

4.5 The principles above are those of most relevance to the CNP but many other principles in the framework will have some bearing on the preparation of the Neighbourhood Plan in due course.

The Aylesbury Vale District Local Plan (2004)

4.6 The 2004 AVDLP contains a number of 'saved' policies that will not be replaced by the VALP and will therefore remain a relevant part of the development plan until such a time as they are replaced either by other development plan documents or Neighbourhood Plans.

4.7 Although the weight attached to each policy will differ according to its alignment with the NPPF, these policies provide the framework by which the general conformity of the CNP to the development plan will be assessed. Each policy contains a reference to the relevant saved policy(s) and the supporting text draws out any specific conformity issue. The Basic Conditions Statement accompanying the Submission Plan in due course, will set out in detail how each policy meets the necessary conformity requirements.

4.8 In figure E below are listed the saved policies in the 2004 AVDLP that offer an opportunity to the CNP to refine a policy in more detail to suit local circumstances. In each case, the relevant extract from the policy is included, together with a brief commentary on the scope for the CNP to make policy in due course. All CNP policies and proposals will be expected to be well evidenced as a matter of course.

No.	Policy Title	Policy Extract and Potential Role of CNP
GP2	Affordable Housing	<p><i>The Council will negotiate for the provision as affordable dwellings of a minimum of 20% and up to 30% of the total number of dwellings on developments of 25 or more dwellings, or sites of 1 hectare or more (or which form part of a site of such a size which is capable of development), regardless of the number of dwellings.</i></p> <p>These policies enables the CNP to consider how affordable housing may be delivered as part of the total housing requirement over the plan period.</p> <p>For example, the VAP Housing & Economic Growth Assessment suggests that over the next 20 years, the requirements for market housing (both for sale and rent) will be strongest for two- and three-bedroom properties.</p> <p>For affordable housing, the need for one and two bed properties is greatest. Overall over the next 20 years, more three-bed properties are required and less homes with four or more bedrooms. Local housing studies identify a demand for some affordable homes and larger family homes.</p>
GP3	Low Cost Market Housing	<p><i>The Council will negotiate for the provision as low cost market units of a minimum of 10% of the total number of dwellings on developments of 25 or more dwellings, or sites of 1 hectare or more (or which form part of a site of such size which is capable of development), regardless of the number of dwellings. The Council will assess the circumstances of each proposed development individually.</i></p>

		The policy enables the CNP to determine the appropriate mix of housing types and tenures to meet evidenced local demand and need. The CNP may apply standard criteria to every allocated site or may set specific standards for each allocated site provided there is evidence to support such an approach.
GP4	Affordable housing for local needs in rural areas	<p><i>The Council will grant permission for affordable housing on small sites adjacent to the built-up areas of settlements to meet local needs that would not otherwise be met under the policies of the plan. Such sites will only be released as an exception to normal housing restraint policies in the Rural Areas. Applicants will be expected to demonstrate a local need for the number and style of affordable dwellings by reference to an up-to-date survey and assessment of the relevant area.</i></p> <p>This policy may aid the CNP in allocating sites to meet their housing need.</p>
GP32	Retention of shops, public houses and post offices	<p><i>The Council will resist proposals for the change of use of shops, post offices and public houses for which there is a demonstrable local need. In considering applications for alternative development or uses the Council will have regard to the viability of the existing use, the presence of alternative local facilities and the community benefits of the proposed use. Where permission includes building conversions, conditions will be imposed so as not to exclude later resumption of the existing use.</i></p> <p>This policy enables the CNP to seek to protect the remaining shop and public houses from unnecessary loss to other uses.</p>
GP35	Design of New Development Proposals	<p><i>The design of new development proposals should respect and complement:</i></p> <ul style="list-style-type: none"> <i>a) the physical characteristics of the site and the surroundings;</i> <i>b) the building tradition, ordering, form and materials of the locality;</i> <i>c) the historic scale and context of the setting;</i> <i>d) the natural qualities and features of the area; and</i> <i>e) the effect on important public views and skylines.</i> <p>This policy guides the criteria to allocate housing sites in the CNP.</p>
GP92	Safeguarding of allotment land	<i>The Council will protect working allotment gardens from adverse development. Exceptionally, permission</i>

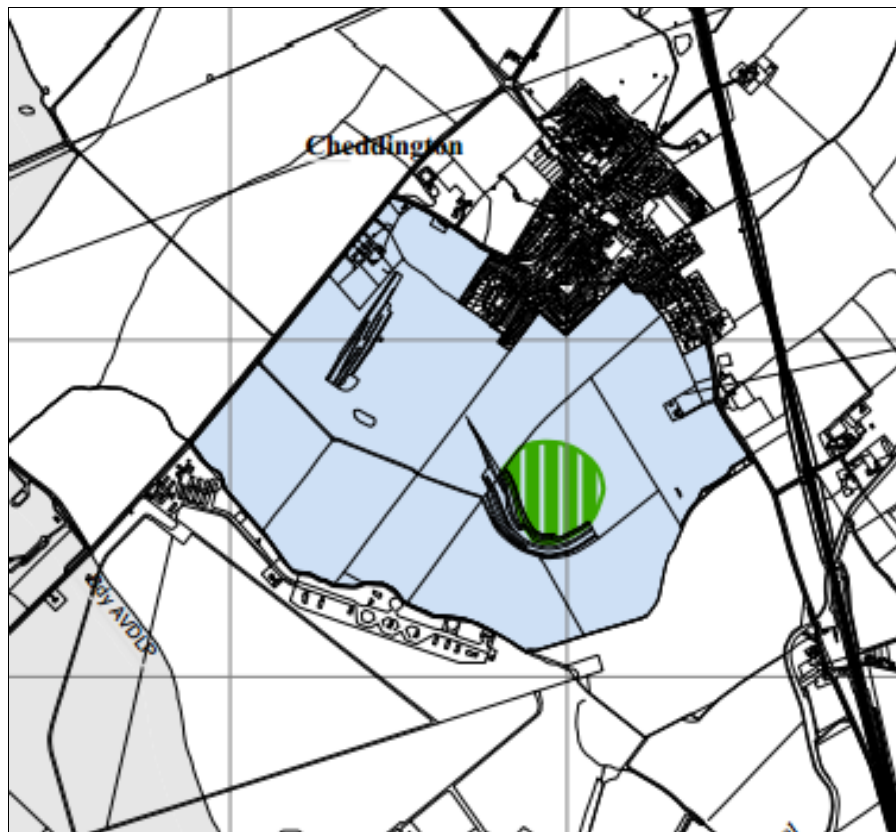
		<p><i>will only be granted for the change of use from allotment purposes in cases:</i></p> <p><i>a) where there is no demonstrable allotment demand; and</i></p> <p><i>b) where suitable alternative provision can be made; and</i></p> <p><i>c) where the allotment facility would be enhanced through the development.</i></p> <p>This policy protects the existing allotment site in the village from unnecessary loss.</p>
GP93	Safeguarding of community buildings and facilities	<p><i>The Council will resist proposals for the change of use of community buildings and facilities for which there is a demonstrable local need.</i></p> <p>This policy protects the existing community facilities in the village from unnecessary loss.</p>
GP99	Development beneath overhead electricity lines	<p><i>New residential development, formal open space and public buildings such as schools that are occupied for a substantial part of the day should not be located beneath overhead electricity conductors carrying voltages of 132kv or more. In considering applications for development close to power lines the Council will have regard to any adverse effect on amenity caused by the cables and pylons. Where permission is granted, conditions will be imposed, or planning obligations sought, to regulate the proximity of buildings to the conductors, the height of any new structures, and the use of land below the overhead lines.</i></p> <p>This policy guides development in close proximity to overhead electricity lines, the presence of which in the village may be used to inform housing site allocations in the CNP.</p>
RA8	Local Landscape Areas	<p><i>The Proposals Map defines Areas of Attractive Landscape, identified in the County Structure Plan, and Local Landscape Areas, defined by the District Council, which have particular landscape features and qualities that are considered appropriate for particular protection. Development proposals in these areas should respect their landscape character. Development that adversely affects this character will not be permitted, unless appropriate mitigation measures can be secured. Where permission is granted the Council will impose conditions or seek planning obligations to ensure the mitigation of any harm caused to the landscape interest.</i></p> <p>This policy identifies a Local Landscape Area (Westend</p>

		Hill-Southend Hill) around the southern boundary of the village (see Proposals Map below), which may inform the criteria for housing site allocations in the CNP.
RA13	Development within settlement listed in Appendix 4 of the 2004 AVDLP.	<p><i>Within the built-up areas of settlements listed in Appendix 4 of the Plan residential development will be restricted to small scale areas of land. Subject to other policies of the Plan, permission will only be granted for residential or mixed-use development comprising:</i></p> <p><i>(a) infilling of small gaps in developed frontages with one or two dwellings in keeping with the scale and spacing of nearby dwellings and the character of the surroundings.</i></p> <p><i>(b) up to five dwellings on a site not exceeding 0.2 ha that consolidates existing settlement patterns without harming important settlement characteristics, and does not comprise the partial development of a larger site.</i></p> <p>This policy may inform housing site allocations in the CNP as Cheddington is listed in Appendix 4 of the 2004 AVDLP.</p>
RA14	Development on the edge of settlements Appendix 4 of the 2004 AVDLP.	<p><i>On the edge of the built-up areas of settlements listed in Appendix 4 of the Plan permission may be granted for residential or mixed-use development of up to 5 dwellings on a site not exceeding 0.2 ha where:</i></p> <p><i>a) the site is substantially enclosed by existing development</i></p> <p><i>b) the proposal would satisfactorily complete the settlement pattern without intruding into the countryside; and</i></p> <p><i>c) the proposal does not comprise the partial development of a larger site.</i></p> <p><i>Proposals should use land efficiently and create a well-defined boundary between the settlement and the countryside. Permission will not be granted for development that impairs the character or identity of the settlement or the adjoining rural area.</i></p> <p>This policy may inform housing site allocations in the CNP as Cheddington is listed in Appendix 4 of the 2004 AVDLP.</p>

Figure E: Summary of Aylesbury Vale Local Plan (2004) Strategy Policies

4.9 The CNP is not obliged to address all the policies above. Where it chooses not to, then the AVDLP will be used to consider planning applications. It is noted that the designated Scheduled Ancient Monument shown on the Proposals Map below

relates to Policy GP58, which has not been saved, as it has been superseded by the provisions of the NPPF in respect of heritage asset policy.



-  Metropolitan Green Belt (MGB) and Boundary of Metropolitan Green Belt
RA.6, RA.16-RA.18
-  Area of Outstanding Natural Beauty (AONB)
RA.7, RA.17-RA.18
-  Area of Attractive Landscape (AAL)
RA.8, RA.17-RA.18
-  Local Landscape Area (LLA)
RA.8, RA.17-RA.18
-  Conservation Area (Refer to Part I Maps)
-  Park & Garden of Special Historic Interest
GP.60
-  Scheduled Ancient Monument
GP.58
-  Site of Special Scientific Interest (SSSI)
GP.61, GP.63
-  Site of Local Importance for Nature Conservation managed as nature reserve by Berks, Bucks and Oxon Wildlife Trust (BBOWT) where outside of SSSIs
GP.62, GP.63
-  Candidate Special Area of Conservation (cSAC)
GP.61, GP.63
-  Local Nature Reserve
GP.61, GP.63

Plan F: 2004 AVDLP Proposals Map – Cheddington

The Vale of Aylesbury Local Plan 2011 – 2031

4.10 After having withdrawn the Vale of Aylesbury Plan (VAP), AVDC has now started work on the new emerging plan, the Vale of Aylesbury Local Plan (VALP). A consultation draft version of the VALP may be published in late 2014/early 2015. It is expected to be adopted in the summer of 2017. Although the CNP does not need to be in conformity with the emerging plan when examined, it may take into consideration its evidence base and reasoning.

4.11 The VAP established a settlement hierarchy for the district to determine the distribution of the housing supply. The settlement of Cheddington has been identified as a 'Larger Village' on the following basis:

"...having a population of 1,000-2,000 and have 6 to 9 of the key criteria (within 4 miles of a service centre, employment for 20 units or more, food store, pub, post office, GP, village hall, recreation facilities, primary school, hourly or more bus service and train station).

It is reasonable to assume that those settlements which have at least 8 out of the 11 key criteria have a good sustainability and therefore can clearly be classified as a 'larger village'. Those settlements which have between 5 to 7 of the 11 key facilities were less clear and therefore focused more on the qualitative assessment for assessing the information from Fact Packs, notes from meetings with parish councils and officer site visits."

4.12 Cheddington was identified as a large village in Appendix B of the VAP with an indicative housing supply number of 53 dwellings in respect of contributing to the implementation of Policy VS2 over the plan period.

"Policy VS2 Spatial strategy for growth

At larger villages (listed in Appendix B,) limited growth, at a scale in keeping with the local character and setting, taking into account community-led planning, and usually not amounting to more than 50 dwellings per village, distributed over several sites, and phased over the plan period, will be encouraged to help meet local housing and employment needs and to support the provision of services to the wider area.

Elsewhere in rural areas, development will be strictly limited apart from at employment sites or unless there are exceptional circumstances which justify larger scale development schemes which support sustainable economic growth, and which are consistent with the overall scale and distribution of growth identified in this Plan. Development that does not accord with the scale, distribution or requirements of this policy will not normally be permitted unless brought forward through neighbourhood planning."

4.13 The supporting text to the policy states that:

“community view consultations were carried out with parish or town councils to seek the views of their local communities directly, in order to fully integrate localism through VAP. This will be part of an on-going dialogue with local communities throughout the development of subsequent VAP delivery and neighbourhood policy documents, and throughout the Plan period. The following tables summarise the consultation responses for the ‘larger village’ ... which were submitted during the development of VAP Strategy. The responses give an indication of the views of the local community at that time but do not apportion development to those areas.”

4.14 Given the VAP was withdrawn, Policy VS2, and the evidence base that supported it, can only be used as a general guide to inform the CNP of Cheddington’s place in the settlement hierarchy of the District and of the general scale of development that may be appropriate at a ‘Larger Village’.

Community Infrastructure Levy

4.15 The District Council plans to have adopted a Charging Schedule for its Community Infrastructure Levy (CIL) in Summer 2017, that is after the limitations on the use of S106 agreements comes into force. To do so, the Council expects to publish a Draft Charging Schedule for consultation before the examination of the VALP has been commenced.

4.16 The Government has announced that 25% of the CIL generated in an area with an adopted Neighbourhood Plan will be allocated by the local planning authority to the relevant town/parish council for investment in relevant projects. Other CIL may be invested in the local area if it is regarded as strategic infrastructure benefiting a wider area.

Neighbourhood Development Orders & Community Right to Build Orders

4.17 The Localism Act 2011 enables local communities to make orders that grant planning permission for specified types of development. Although not essential, it is expected that the process of preparing a Neighbourhood Development Plan will provide an opportunity to the Parish Council to propose, consult on and make an order in accordance with the regulations.

4.18 A Neighbourhood Development Order could identify types of development (that would require planning permission) in all or part of the parish area and grant consent. This could, for example, provide for the CNP to propose change of uses from a retail to a business use in the village centre.

4.19 A Community Right to Build Order, which is a more specific type of Neighbourhood Development Order, could grant consent for a specific development proposal in the parish promoted by the Parish Council as a qualifying

body. This could, for example, enable the Parish Council in the CNP to propose a local housing scheme on land in the parish. In both cases, the orders can only be made by the District Council as local planning authority once the CNP has been examined, subject to a referendum and adopted.

Other Strategies, Plans & Studies

4.20 There are a number of other strategies, plans and studies that may influence the CNP. All form part of the evidence base of the Draft District Plan and therefore have some relevance to the parish. Their key points of relevance to the parish are summarised here:

Water Cycle Study 2010

4.21 This strategic document gives an overview of flood risk, water supply and quality along with the wastewater network and sewage treatment work. The requirements set out by Aylesbury Vale for the Parish of Cheddington are;

- No constraints of wastewater treatment work, however there are significant wastewater network capacity constraints
- Some extensions and upgrades needed to the water supplies provided by Anglian Water
- There is currently no technology for the water supplies to deliver a “Good” quality standard of water. This does not hinder new development in the area.
- There is a flood risk from water course, sewer and groundwater flooding.
- There are no constraints to the water cycle infrastructure in the surface water management.

4.22 The Water Cycle Strategy for the district sets out certain requirements for Cheddington;

- *Wastewater treatment works – No constraints.*
- *Wastewater network – Significant existing capacity constraints.*
- *Water Supplies – Some Anglian Water network extensions and upgrades needed.*
- *Water Quality – Currently technology is hampering the ability for water companies to meet the Water Framework Directive “Good” standard. Water companies will look to address this matter in the future once the relevant technology becomes available. This issue has no impact on the future development of various sites around the village*
- *Flood Risk – There is watercourse, sewer and groundwater flooding.*
- *Surface water management – No constraints to the water cycle infrastructure.*

Aylesbury Vale Landscape Character Assessment (2008)

4.23 The Cheddington Hills Landscape Character Area covers Cheddington village and the two small hills to the southwest. To the east there is the mainline railway and to the south borders the edge of the former airfield, now in industrial use.

4.24 There are two chalk mounds to the south and southwest of the village surrounded by farmland, which is the predominant use of the area's flat landscape. The two chalk outliers, called, Westend and Southend Hill are set on gault clay. The highest level is set 140 m AOD on the Southend Hill and 130 m AOD on the Westend Hill. At the eastern edge of the area, the ground is at 120 m AOD and to the south-western corner, where the stream is located, the ground level is at 95-85 m AOD.

4.25 The Grand Union Canal, is outside the assessed area, on the south-eastern border land. There is also the stream, originating from the river Thame, outside the area to the southwest of Cheddington.

4.26 There is main arable farmland with pastoral fields by the Manor House and the suburban development of Cheddington. There is not a lot of woodlands, but some can be found on the former cultivated terraces of the steeper slopes and there are some scrub woodlands by the Manor House.

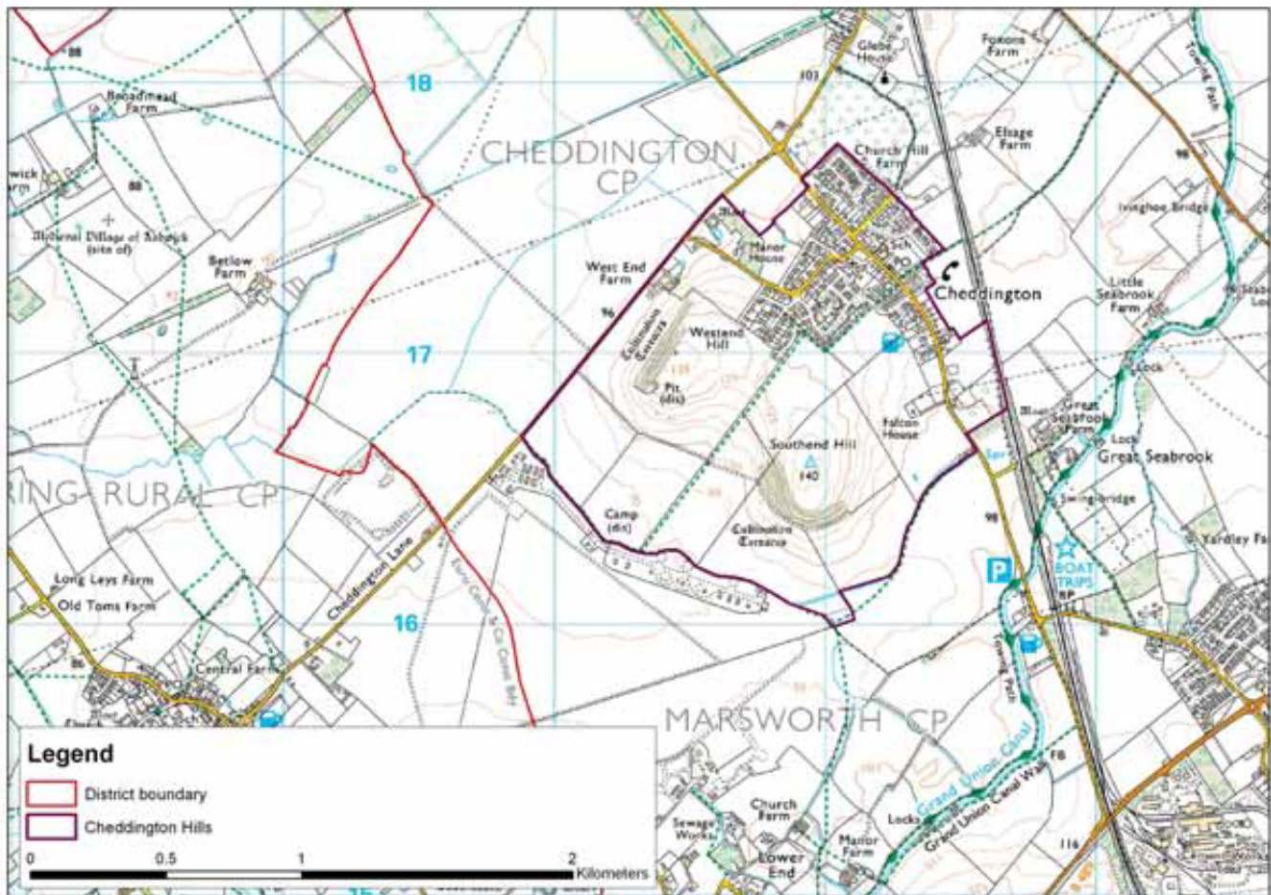
4.27 The biodiversity of the area is limited as it is mainly farmland. There is however some biodiversity to be found in broadleaved scrub woodlands and improved grassland areas to the north. Due to the landscapes limitation of biodiversity, there are no designated areas in the Cheddington LCA area.

4.28 There are some historic environments on Southend Hill and the cultivation terraces, dating from the Iron Age and the Roman Era.

4.29 The overall sensitivity of the area is high, although its condition is considered moderate. This is due to the degree of visibility at stake in the area as it is very flat and open, with little trees. Hence a new development would very much change the landscape character of the area.

The Assessment includes the following guidance for development proposals:

- Safeguard the character of the hills and prevent development on the hills
- Maintain the lower slopes of the hills by ensuring appropriate, traditional cutting regimes
- Identify and maintain specific viewpoints in the area
- Protect heritage remains on arable land and conserve the historic value of the cultivation terraces
- Maintain habitat connections to enhance the biodiversity of the area
- Safeguard the chalk deposits of the area and the improved grassland



Plan G: *Landscape Character Area – Cheddington Hills*

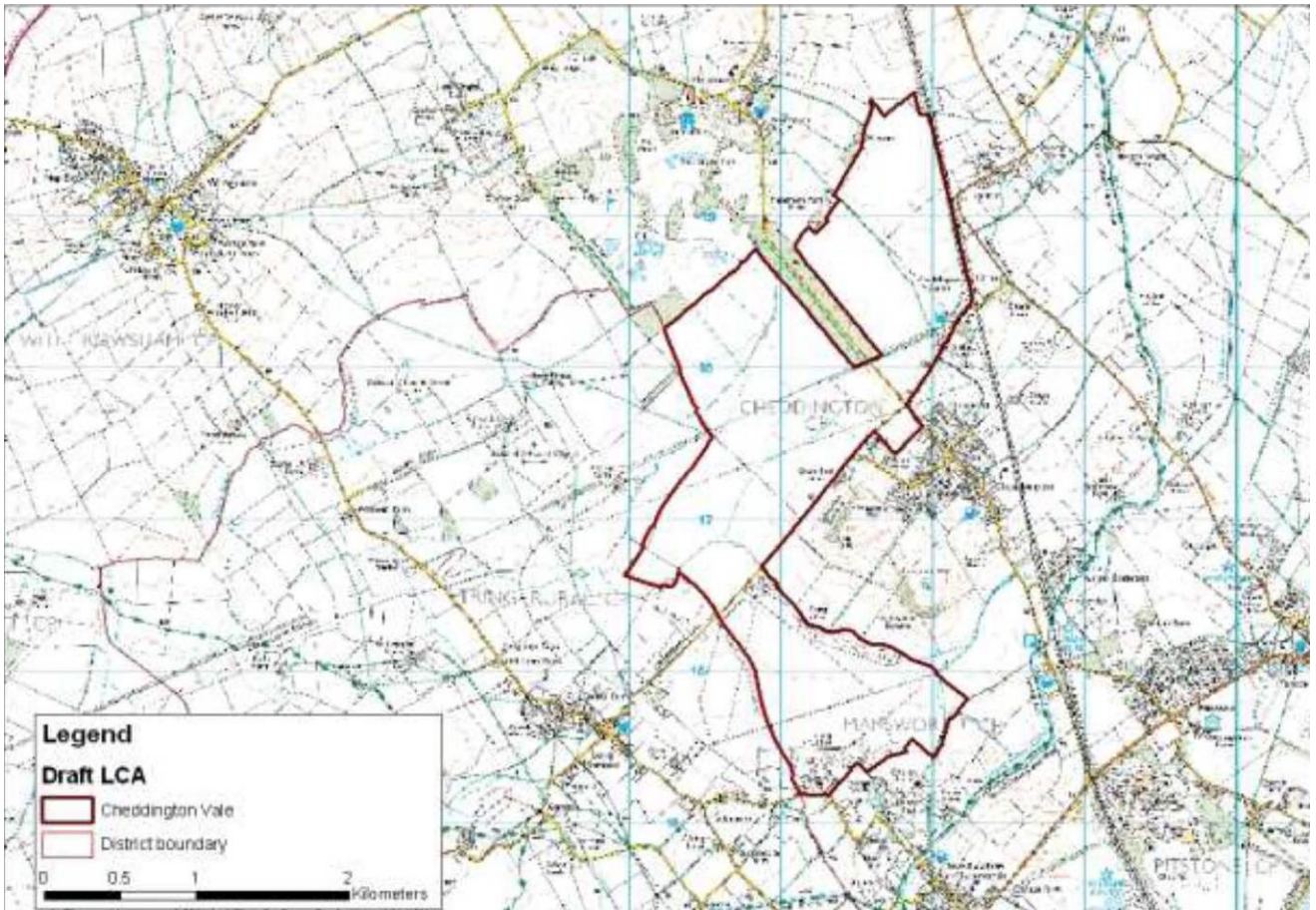
4.30 The Neighbourhood Area also includes the Cheddington Vale Landscape Character Area which is of flat landscape character with mainly arable land. There has been a loss of hedgerows in the area and there is sparse tree cover.

4.31 There is industrial use on the former airfield to the south of the vale, there is some woodland on an open and exposed area. Mentmore Towers to the north (outside the Cheddington Neighbourhood Area) overlooking the village. The Mentmore Road lined by woodlands, divides the area and the mainline railway forms the eastern boundary of the Cheddington Vale.

4.32 The area consists exclusively of Gault clay and is of flat topography with levels of 95m AOD in the north and 85m AOD in the south, by the border to Hertfordshire. There is a stream running along the boundary by Cheddington Hills which is the only known watercourse in the vale.

4.33 As there is predominantly arable land, there aren't any settlements in the area, except for a small group of houses at Cheddington Station, and as previously mentioned, the supply of trees is low. However, there are some scrub woodlands forming along the railway line.

4.34 With mainly farmland in the Cheddington Vale area, the biodiversity is limited. There are some areas of small grassland to the south and north which has improved and small fragments of woodland to the north with some aquatic habitat and hedgerows.



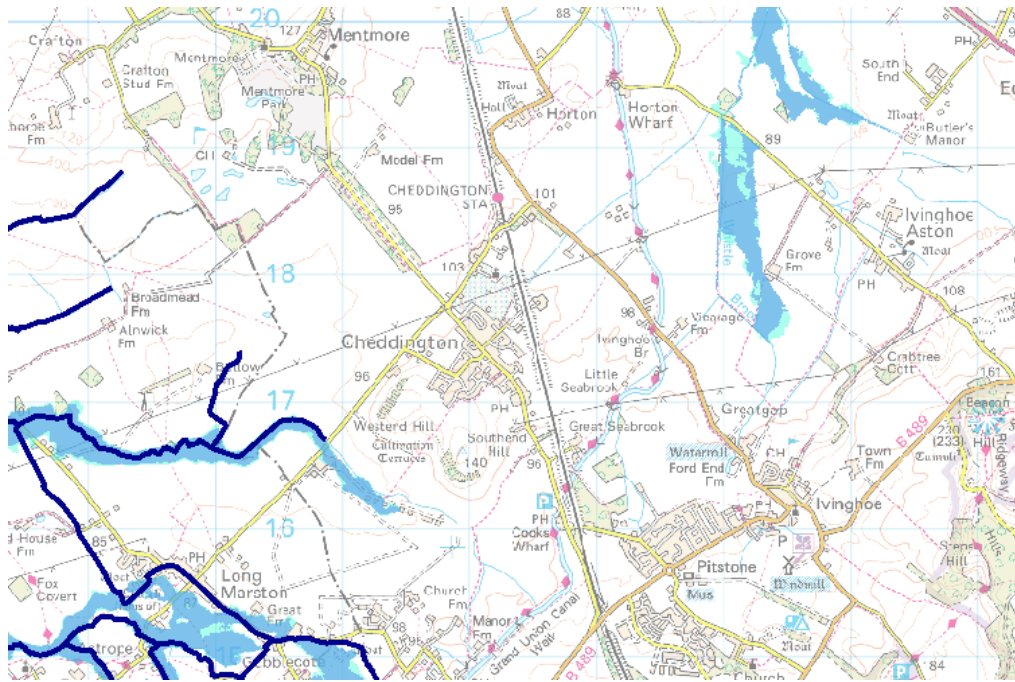
Plan H: Landscape Character Area – Cheddington Vale

4.35 There are some Roman remains adjacent to Cheddington Hill and listed cottages to the edge of Cheddington.

4.36 The Assessment includes the following guidance for development proposals:

- Maintain and where needed restore the hedgerows
- Encourage planting of new woodlands and hedgerows trees to reduce the visual impact on new and existing fixtures (such as the industrial use on former airfield and Cheddington Station) that have a detrimental impact on the landscape character of the area.
- Where watercourses are situated next to farmland, buffer strips of grassland and bank side vegetation should be encouraged to prevent pesticides and fertilisers to contaminate the landscape and to create a more diverse landscape pattern and habitat.
- Original fields pattern should be encouraged

Strategic Flood Risk Assessment 2012



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- | | |
|--|--|
|  Flood Zone 3 |  Areas benefiting from flood defences (Not all may be shown*) |
|  Flood Zone 2 |  Main rivers |
|  Flood defences (Not all may be shown*) | |

Plan I: Environment Agency Fluvial Flood Risk map – Cheddington

4.37 The assessment has been produced by Aylesbury Vale District Council (AVDC) to support the emerging Vale of Aylesbury Local Plan covering the plan period of 2011-31. The Environment Agency's map identifies flood risk zone 2 and 3 on the south western parish boundary and west of the parish.



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- High
- Low
- Medium
- Very Low

Plan J: Environment Agency Surface Water Flood Risk map - Cheddington

Annex A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. Most of these are available to view or via links on the Aylesbury Vale District Council website.

Cheddington Parish Plan (2003)
The Cheddington Youth Council
Aylesbury Vale Employment Land Review Update 2012
Vale of Aylesbury Plan: Pre-Submission (2012)
Vale of Aylesbury Plan : Cheddington Fact Pack (2011)
Aylesbury Vale Strategic Flood Risk Assessment (2007)
Vale of Aylesbury Plan: Pre-Submission Sustainability Appraisal (2012)
Vale of Aylesbury Plan: Housing & Economic Growth Assessment (2011)
Vale of Aylesbury Plan: Water Cycle Study (2012)
Vale of Aylesbury Plan: Infrastructure Delivery Plan (2011)
Aylesbury Vale Strategic Housing Land Availability Assessment (2013)
Aylesbury Vale Employment Land Study (2008)
Aylesbury Vale District Local Plan (2004)
Aylesbury Vale Economic Development Strategy (2012)
Aylesbury Vale Landscape Character Assessment (2008)
Buckinghamshire Local Transport Plan 3 (2010)
Buckinghamshire Local Investment Plan (2010)

Annex B – Strategic Housing Land Availability Assessment

The table below contains a list of all the sites in the parish submitted to AVDC for assessment in the SHLAA for the withdrawn Vale of Aylesbury Plan. The two plans of all the sites are below (see Plan K and Plan L).

The list includes the site that has been assessed as being suitable for housing development and the sites that have not. These will therefore be considered further by the CNP.

SHLAA Sites 2013	
SHL/CHE/001	<p>Land at Croft Meadows The site is of 4.76 hectares, although only the western part has been identified as suitable on the condition that a buffer between the railway line and the development will be provided. The eastern side is next to the railway line and would have adverse impact on local amenity, both visually and regarding noise levels.</p> <p>There are also access and visual issues that need to be considered by the developer. There is a potential housing yield of 50 dwellings on the site of 2.5 hectares (20dph) within 0-5 years.</p>
SHL/CHE/002	<p>The Old Rectory Station Road, 1.6 ha. Not suitable - Site is not suitable for housing due to its poor relationship to the settlement.</p>
SHL/CHE/003	<p>Land on the corner of Mentmore Road & Station Road, 1.84 ha. Not suitable - Site is not suitable for housing due to the overhead power line running through the site, the poor relationship to the rest of the settlement and the loss of Green infrastructure and biodiversity.</p>

Figure F: Assessed SHLAA Sites



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Green outline: Suitable 2013 SHLAA sites

Plan K: Suitable SHLAA site in Cheddington



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Unsuitable 2013 SHLAA sites

Plan L: Unsuitable SHLAA sites in Cheddington