Cuddington Neighbourhood Plan

2017 to 2033

AUGUST 2022

CUDDINGTON NEIGHBOURHOOD PLAN 2017 to 2033

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FOREWORD

Cuddington is a beautiful small village located on a ridge overlooking the Thame Valley within the Brill-Winchendon Area of Attractive Landscape. In addition to its landscape setting, it is renowned for the architectural qualities of its historic buildings and Conservation Area, and the network of footpaths that link the village to the surrounding countryside. Cuddington also has a fine reputation as one of Buckinghamshire's Best Kept Villages, and its many clubs, societies and the annual street fete that bring the village together and attract visitors from a wide area. The village also benefits from a church, chapel, pub, infants' school, social and community halls, a village shop and hairdresser. These resources are enjoyed by the village residents and also the by the wider community in adjacent villages.

Physically and socially, Cuddington is a fine example of an authentic working rural village where agriculture and smallholdings continue to be an important part of daily life. Its social infrastructure is as important as the physical qualities of the settlement and its setting. This balance has been maintained by a process of slow incremental growth, and a succession of residents who give up their time to look after the village and keep the social activities flourishing.

Like other rural villages, Cuddington is now exposed to external influences for change (and uncertainty) arising from the re-organisation of local government, the proposed east-west expressway, increased government housing targets, through-traffic generated by increased road use by heavy vehicles and commuters, as well as multiple developments in and around Aylesbury.

It is clear from the 2005 Cuddington Village Plan and the 2018/19 consultations for the Cuddington Neighbourhood Plan (CNP) that the village accepts the need for some small-scale growth to provide new homes and support local services. Managed carefully, incremental growth can bring positive benefits to local facilities and welcome contributions to community infrastructure such as traffic mitigation and improved social and sports facilities. However, it is important that any new development does not adversely affect the environmental or social infrastructure of the village or erode its distinctive character. This new CNP sets out guidelines for the continued conservation of Cuddington and further development of the village.

We would like to thank the Neighbourhood Plan Steering Group for their hard work and continual valuable insight, as well as the Parish Council for their support. We would also like to thank the Cuddington community for their interest, input and involvement during the creation of this Neighbourhood Plan.

Ken Birkby   Chairman of Cuddington Parish Council

Ken Trew   Chairman of CNP Steering Group

1. INTRODUCTION & BACKGROUND

1.1 Cuddington Parish Council is preparing a Neighbourhood Plan for the Cuddington Neighbourhood Plan (CNP) area (shown in Figure 1). It was designated on 5th April 2018 by the (then) local planning authority, Aylesbury Vale District Council (AVDC*), under the provisions of the *Localism Act 2011* and of the Neighbourhood Planning (General) Regulations 2012 (as amended). The neighbourhood plan period is 2017 to 2033.

*AVDC ceased to exist on 1st April 2020 and was replaced by Buckinghamshire Council.

The designated CNP area is shown below.

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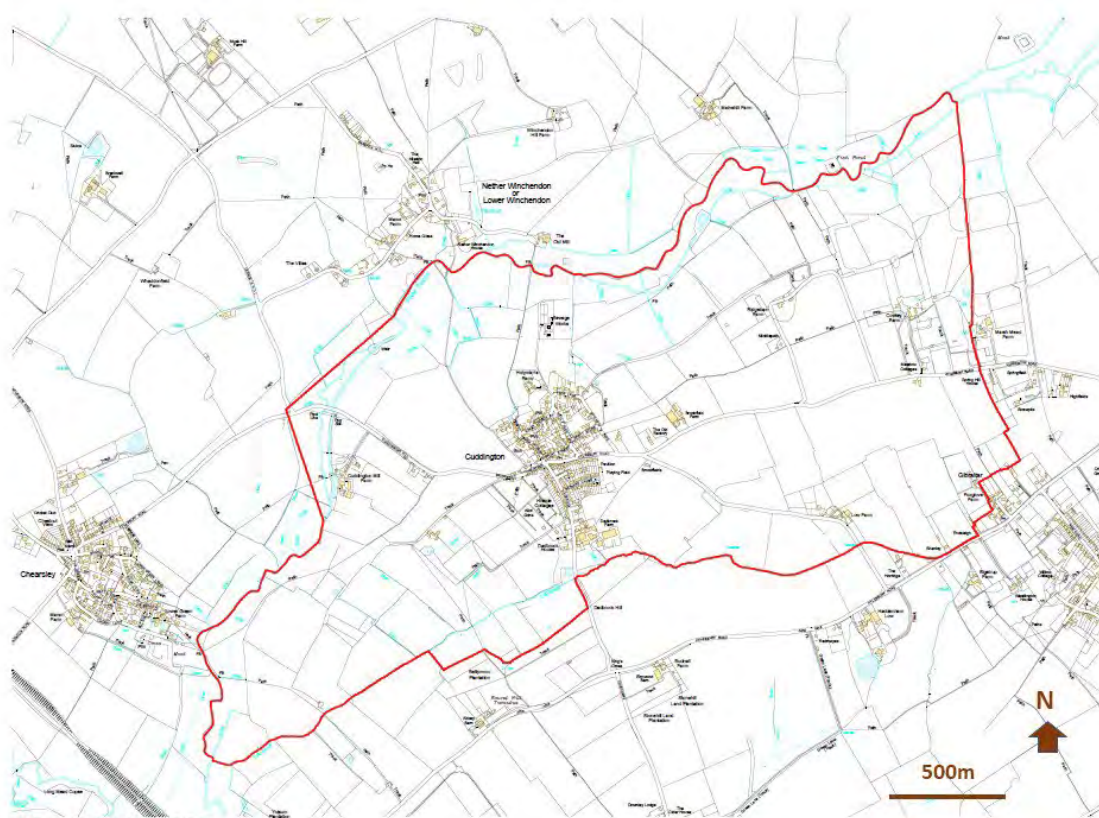
Fig 1. The CNP boundary

1.2 The CNP is informed and supported by an evidence base of surveys and other documents that can be found in the Appendices to this document.

1.3 The purpose of this Regulation 15 submission to the Local Planning Authority (Buckinghamshire Council) is to allow consultation prior to examination of the CNP by an independent planning inspector.

1.4 Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at a referendum, the Neighbourhood Plan becomes a statutory part of the development plan for the area and carries significant weight in deciding planning applications. Neighbourhood Plans can therefore only contain land-use planning policies that can be used for this purpose.

1.5 This often means that important issues of interest to the local community cannot be addressed in a Neighbourhood Plan, if they are not directly related to land-use planning.

1.6 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some 'basic conditions. These are:
- Is the Plan consistent with national planning policy?
- Is the Plan consistent with local planning policy?
- Does the Plan protect Listed Buildings?
- Does the Plan protect the Conservation Area?
- Does the Plan promote the principles of sustainable development?
- Is the Plan compliant with any EU Regulations?

Compliance with these conditions is described in Appendix A: Cuddington Neighbourhood Plan - Basic Conditions Statement.

The Neighbourhood Plan must have regard to advice in Section 3 (Plan-making) of the National Planning Policy Framework NPPF and avoid duplication of policies (para16 f) and address non- strategic matters (para 18).

1.7 In addition, the Parish Council must be able to show sufficient community engagement, and that it has properly consulted local people, landowners and other relevant organisations during the process of making the Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations (as amended). A description of the timetable and outcome of public consultation is included in Appendix G: Cuddington Neighbourhood Plan Consultation Statement.

1.8 In preparing the Submission Draft consideration has been given to the content and status of the Aylesbury Vale District Local Plan, Vale of Aylesbury Local Plan (VALP) and the emerging Bucks Local Plan. The main issues regarding the CNP are:
- Once approved, the CNP will be reviewed against the Buckinghamshire Local Plan (to be adopted by 2025). It will also need to be extended in timescale to match the Bucks Local Plan period (2025 to 2040).
- VALP makes provision for housing within the village to 2033 and no additional housing allocations are recommended in the CNP.

2. THE NEIGHBOURHOOD AREA

2.1 The Parish of Cuddington is located 6 miles south west of Aylesbury and 5 miles north east of Thame, within the district of Aylesbury Vale and the county of Buckinghamshire. It is a relatively small parish, extending for approximately 518 hectares, with 269 homes and around 570 residents.

2.2 Cuddington lies above the Nether Winchendon Valley, with the River Thame at its base, and is surrounded by the attractive landscape of the Vale of Aylesbury. The heart of the village is designated as a Conservation Area.

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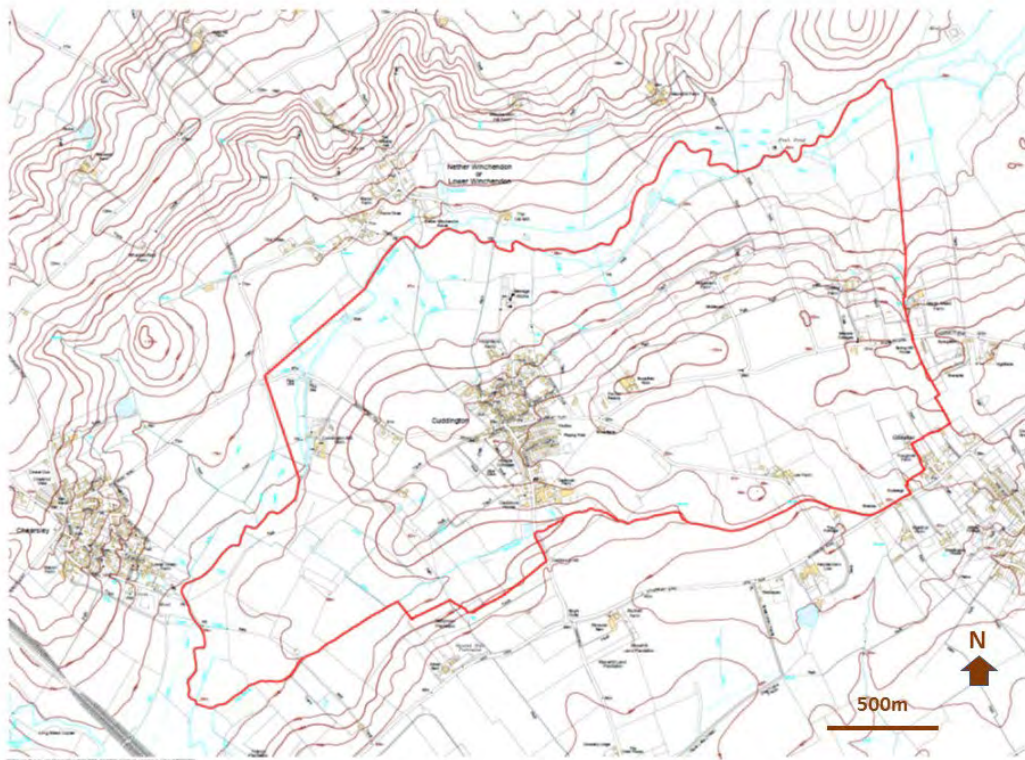
Fig 2. Cuddington parish – contours and watercourses

History

2.3 The village name is Old English (Anglo-Saxon) in origin and means "Cudda's estate.". In ancient times the village was the location of a medicinal spring of great repute, though its exact location is unknown. The Church of St Nicholas dates from the 12th Century but was much restored in 1857. Across the road is Tyringham Hall that dates from the 17th Century.

2.4 Cuddington could very well be described as a quintessential English village. It is a compact village surrounded by farms, farmland and two local estates, Waddesdon and Nether Winchendon. The latter owned a large proportion of the 111 houses in the village at the beginning of the 20th century, most of them built out of local wychert or brick under thatched, tiled or slated roofs.

2.5   In the last 100 years the housing stock has more than doubled and today numbers 269. Most of the increase is attributable to rented housing which was built by the Rural District Council in the post- war years. The majority of these houses have been transferred to private ownership and there are now only 32 that are still owned by Vale of Aylesbury Housing Trust, of which 16 are small bungalows. The rest of the housing growth has been created by infilling, mostly with higher-priced four- or five-bedroom houses.

Map 1888 to 1913

Fig 3. Map of Cuddington village 1888-1913 (Source: National Library of Scotland)
Historic map of Cuddington pdf

Unique Settlement Identity

2.6 The factors that contribute to the unique identity of Cuddington are set out in detail in Appendices A to F. The character of the village derives from its physical setting and history, and its social infrastructure. The Foreword to this document explains how these attributes have created a safe community that is valued by its residents and many visitors. The village is now facing new challenges from the growth of adjacent settlements and the direct and indirect effects of the planned east/west rail link.

Doug Kennedy, a Cuddington resident, author and landscape photographer, has summarised the position as follows:-

'Viewed from the north, the village of Cuddington almost floats on its minor ridge over the valley of the River Thame in Buckinghamshire. Its ancient church tower and Tyringham Hall stand out over the huddle of lower buildings and trees, and its boundary is clear above the surrounding meadows. No roads exit the main body of Cuddington to the north, hence there is no vehicular route through the heart of the old village to elsewhere which means that Cuddington has avoided the curses of road widening and ribbon development. It has therefore retained its distinctive rural character and its clear village boundaries.

Most of the old village is situated north of the Aylesbury Road, arranged in an untidy rectangle along its pretty lanes. These are lined with buildings from every historical period including a good proportion of older properties of great unspoiled character, including those of wychert construction or with thatched roofs. There are flower-filled gardens, wildflower-strewn verges, two well-maintained greens and the churchyard, so a stroll around Cuddington is full of interest and a delight to the eye. This is aided by the fact that, unusually in the South-East of England these days, the village is normally traffic-free north of the Aylesbury Road. As a result of its situation in the landscape, Cuddington has retained its essential integrity and character while supporting a vibrant and active community, which includes several indigenous families.

Although vehicles are limited in where they can go, pedestrians are not. One of the great joys of Cuddington is that it has a network of well-maintained footpaths and rides radiating into the countryside in all directions. These are very popular with residents of the surrounding settlements who come to walk, cycle and ride, enjoying glorious views across the Thame Valley and the surrounding countryside.

The presence of the river and the amount of land not subjected to intensive farming means that there is a good wildlife presence in and around the village. This includes rabbits, foxes, badgers, owls, deer, several raptor species, many songbirds, woodpeckers, geese, herons and the commoner garden birds. (NB These are monitored annually by residents.) Butterflies are also to be found in the surrounding meadows, in greater number than is normally the case in unprotected agricultural land.

The southern part of Cuddington is much more recent, so has a quite different character. The houses are contemporary and mostly arranged along the two busy roads to Aylesbury and Haddenham. However, it is spacious and well-supplied with green spaces where blossom trees and wildflower bloom in the springtime. It is also very practical with good access to the village amenities, the Playing Fields and Allotments, and served by the 110 bus.

Cuddington is of great and enduring value to Aylesbury Vale district, being unique in its delightful setting and having retained its essential and historic shape, size and integrity. The value of this will only increase as surrounding settlements are forced to expand, and infrastructure projects obliterate heritage and landscape'.

Heritage Assets

2.7. A large part of Cuddington is included in the Cuddington Conservation Area (shown in Fig 4.). It was designated in 1976 and updated in 2008, covering the historic village overlooking the Thame valley to the north. Tyringham Hall (17thC) and St Nicholas Church (11th C) are Grade II* listed and there are 38 other Grade II listed buildings within Cuddington. (See Appendix E: Cuddington Neighbourhood Plan Built Environment Report).

2.8. In addition to the designated heritage assets there are a number of locally important features and theses are described in Appendix E.

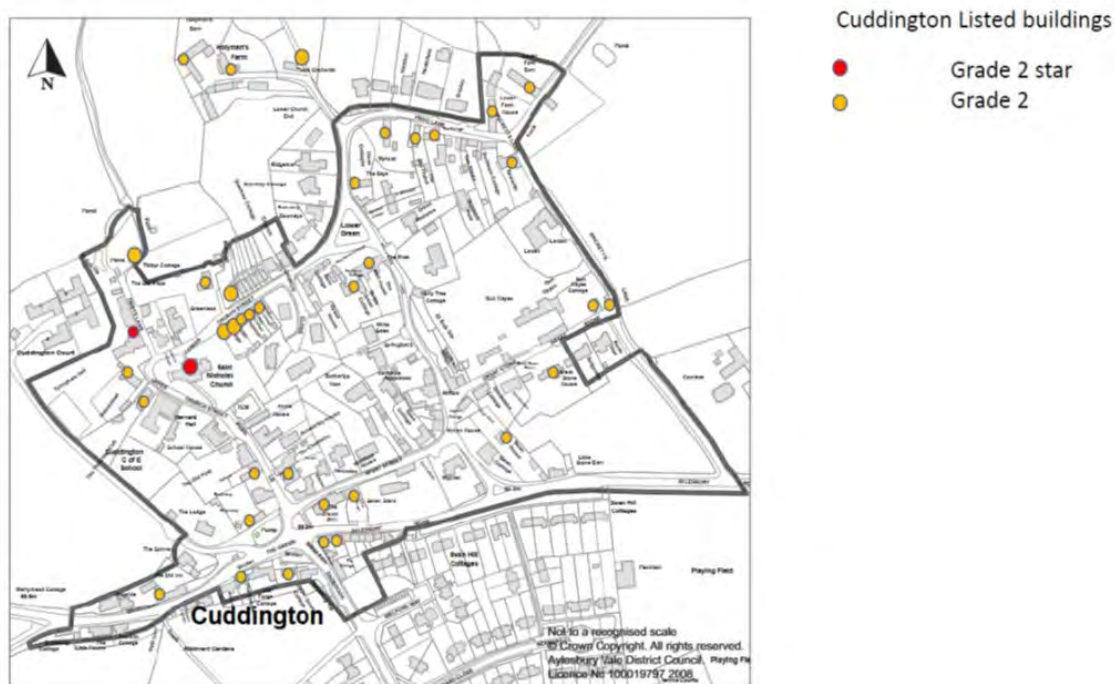
Fig 4. Cuddington Conservation Area and Listed Buildings

Village Amenities

2.9. Cuddington has a thriving and vibrant community (see Appendix E: Cuddington Neighbourhood Plan Social Infrastructure Report). An infant school, pub/restaurant, church, chapel, village shop/Post Office, hairdressers and village hall lie at its centre and are all well supported. The annual fete attracts hundreds of visitors to the village each year and is recognised as being amongst the best in the county.

A local health centre is available in nearby Haddenham. Sporting facilities at Cuddington Playing Fields include tennis, cricket and football clubs, boules, and a playground. The village also benefits from an area of allotments and smallholdings to the south west of the centre. There are two churchyards. There is broadband and mobile phone reception, but the quality varies across the village from very good to non-existent.
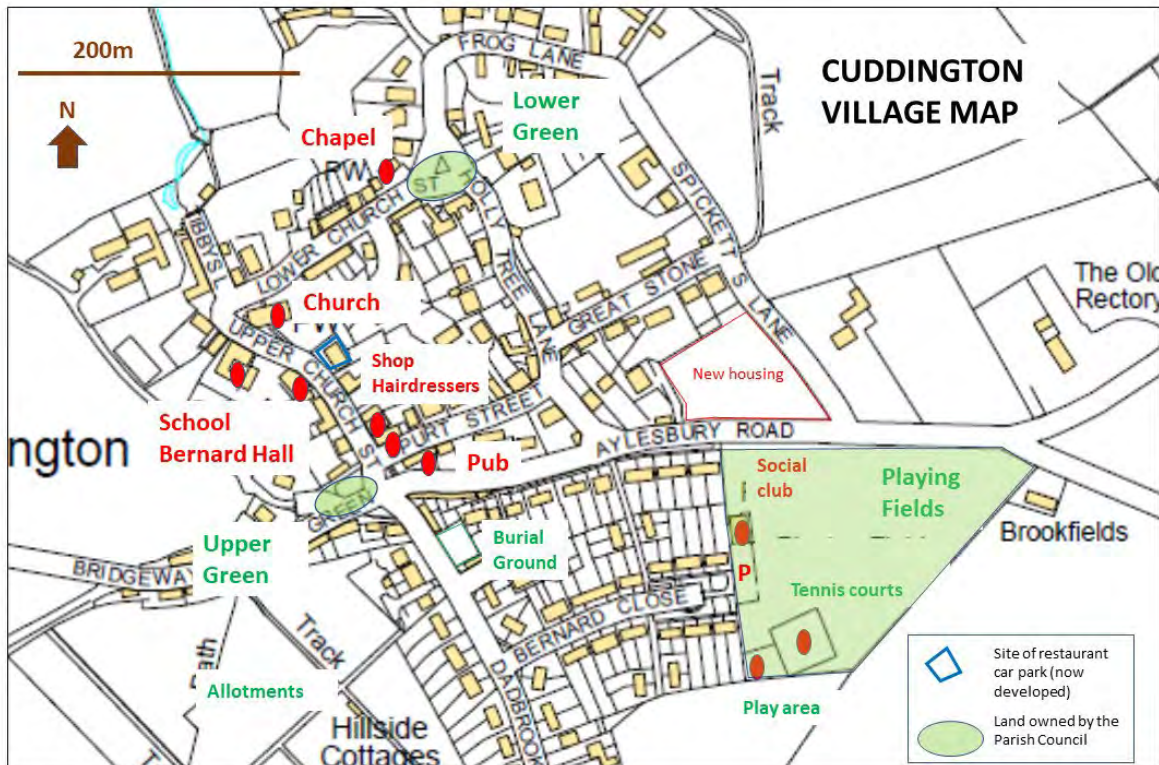
Fig 5 Village map showing community facilities

Public Transport

2.10 The nearest railway station, 3 miles from the centre of the village, is Haddenham and Thame Parkway on the Chiltern Line. This offers regular services to London (Marylebone), Oxford and Birmingham.

2.11 Bus services are primarily provided by Arriva.

- The 110 Thame, Long Crendon, Chearsley, Cuddington, Aylesbury route.
- The 111 service between Oakley, Thame, Long Crendon, Cuddington and Aylesbury.
- The 280 bus route provides a regular service between Aylesbury and Oxford and stops at King's Cross on the A418.

The 110 and 111 services have a very restricted timetable. The 280 bus stops are only accessible via Dadbrook, a walk of about half a mile from the village centre, the majority of which is on a derestricted road with no footway. This route has poor sightlines due to the winding and undulating nature of the road and is unsafe for pedestrians especially at night.

The Parish Council has asked Bucks Highways to provide a safe pedestrian route along Dadbrook to encourage greater use of the 280 but have been advised that there are technical difficulties in providing a safe refuge for pedestrians because of drainage issues as well as the considerable cost. The Parish Council will continue to press Bucks for a resolution to this issue.

Roads and parking

2.12 Cuddington is located at the crossroads for north/south traffic between the A418 and A41 and east/west traffic between Long Crendon and Aylesbury. Traffic volume on these routes has been steadily increasing, and traffic speeds through the village and the high proportion of HGVs have also been a cause for concern. Appendices G (Consultation) and F (Traffic) explain how traffic is a priority issue for the village and the measures that are being pursued to help mitigate the situation.

2.13 Parking within the village has also become an issue with some residents because of the loss of the main informal car park to housing development about 10 years ago, and an increase in on-street parking. House extensions and high levels of car ownership have resulted in more pressure for on-street parking and an increase in parking on verges. These issues are exacerbated by the short-term parking around the infant school (drop-off and pick-up), the narrow roads in the Conservation Area and the increase in home deliveries.

2.14 Parking is available at the Playing Fields, but this has not proved very popular with users even though it is only a short walk from the village centre. It has been difficult to find an alternative safe, convenient and affordable location for additional parking.

Countryside

2.15 The countryside around the village is a mixture of arable and permanent pasture within a framework of water courses, trees and hedgerows (see Appendix B: Cuddington Neighbourhood Plan Landscape). The quality of this landscape is recognised in its designation as an Area of Attractive Landscape (AAL), designated originally by Buckinghamshire County Council in 1979 and reaffirmed periodically, most recently in the VALP 2013-2033. It provides the setting for a network of rights of way including bridleways linked to equestrian uses to the east of the village. The footpaths are particularly popular with local residents, including dog walkers and families, and attract visitors from a wide area. The settings of many of these footpaths within a rural landscape have changed little over the last 100 years and the views of the local countryside from the village and of the village from the landscape are of particular value to conserve (see Appendix C: Cuddington Neighbourhood Plan important Local Views).

2.16 The CNP area is rich in flora and fauna and is part of the Thames Valley Extension Biodiversity Opportunity Area designated for the restoration and creation of priority habitat. This includes the management and restoration of rivers/streams, lowland meadows, hedgerows, ponds and arable field margins, or their creation where appropriate.

Summary

2.17 Cuddington is valued by residents and visitors as an attractive, historic village with good facilities and easy access to the countryside. Since the addition of around 70 houses by the District Council in the 1960s, development has been mainly restricted to four new houses along Dadbrook, extensions, refurbishments, and the occasional single house. The natural and built assets are well maintained within the Parish. The annual village fete, firework display, best kept village and the many sport and social clubs and activities have maintained the traditional life of the village. Cuddington is a good example of the sustainable and healthy communities that the planning system seeks to promote. It is important that any change is managed sensitively to provide benefits for the village without adverse effects on its natural and built assets and social infrastructure.

3.PLANNING POLICY CONTEXT

3.1 Cuddington Parish lies within the new unitary authority administered by Buckinghamshire Council. This was established in April 2020 and replaced the previous Districts within Buckinghamshire. Prior to April 2020 the local planning authority for Cuddington was Aylesbury Vale District Council (AVDC).

National Planning Policy (NPPF)

3.2 The National Planning Policy framework (NPPF) published by the Government in July 2021 is an important guide in the preparation of local plans and neighbourhood plans. The CNP must demonstrate that it is consistent with the provisions of the NPPF.

3.3 The following paragraphs of the NPPF are especially relevant to the CNP:
- Presumption in favour of sustainable development (paras 11 and 12)
- Neighbourhood planning (paras 13 and 14)
- Plan-led non-strategic policies (paras 16, 18 and 29)
- Identifying small to medium size sites for rural housing (paras 68, 69 and 78)
- Achieving appropriate densities (paras 124 and 125)
- Achieving well-designed places (paras 126 etc)
- Promoting healthy communities (para 92 and 93)
- Protecting local green spaces (para 98 to 103)
- Conserving and enhancing the natural environment (paras 174 etc)
- Conserving and enhancing the historic environment (paras 189 etc)

The Vale of Aylesbury Local Plan (VALP)

3.4 In April 2020 the new Buckinghamshire unitary authority was established. It is committed to prepare and adopt a new Buckinghamshire Local Plan by 2025. During this transition period, the Vale of Aylesbury Local Plan (VALP) will provide a planning policy context for the parish. It was adopted in September 2021.

3.5 The VALP sets out the spatial and growth strategy for the district over the plan period 2013 to 2033 and contains development management policies to replace those saved from the AVDLP.

3.6 VALP policy S2 Spatial Strategy for growth identifies an allocation of 15 homes for Cuddington: -

> *h) At medium villages, listed in Table 2, there will be housing growth of 1,423 at a scale in keeping with the local character and setting. This growth will be encouraged to help meet local housing and employment needs and to support the provision of services to the wider area.*

Table 2 shows 13 completions and commitments for Cuddington and 15 allocations.
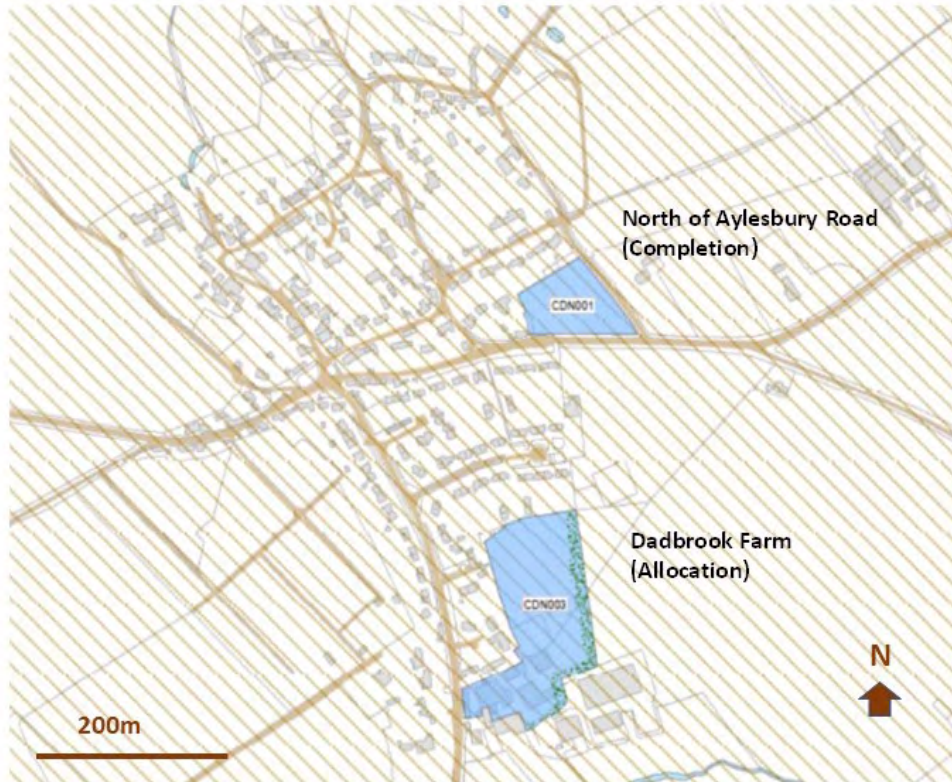
Fig 6: Map of Cuddington housing allocations taken from VALP

The North of Aylesbury Road allocation is now included as a completion.
The hatched area is the Area of Attractive Landscape (AAL)

The most relevant strategic policies of the VALP for Cuddington are:

- S3 Settlement hierarchy & cohesive development – identifying Cuddington as a 'medium village' in the hierarchy
- D2 Delivering site allocations in the rest of Aylesbury Vale – includes D-CDN001 North of Aylesbury Road, Cuddington (under construction) and D- CDN003 Dadbrook Farm, Cuddington
- D3 Proposals for non-allocated sites at strategic settlements, larger villages and medium villages - refers to the role of a settlement boundary
- H1 Affordable housing – requiring all housing schemes of 11 or more homes or sites of 0.3 ha or more to deliver at least 25% affordable homes on site
- H6a Housing mix – setting out the principles to meet housing needs to 2033 by type and tenure
- T4 Capacity of the transport network to deliver development
- T6 Vehicle parking
- T7 Footpaths and cycle routes
- BE1 Heritage assets – confirming national policy on sustaining and enhancing heritage assets and their settings
- BE2 Design of new development – establishing design principles for new development
- BE3 Protection of the amenity of residents
- BE4 Density of new development

- NE1 Biodiversity and geodiversity – managing development schemes to avoid
- harm to biodiversity value and enhance biodiversity value
- NE2 River and stream corridors – proposed development should not have any adverse impacts on any watercourses and should enhance biodiversity
- NE4 Landscape character and locally important landscape – requiring proposals to have full regard to landscape character and especially designated landscapes, including the Brill to Winchendon Hills Area of Attractive Landscape
- NE5 Pollution, Air Quality and Contaminated Land
- NE6 Local green space
- NE7 Best and most versatile agricultural land
- NE8 Trees, hedgerows, and woodlands
- C1 Conversion of rural buildings
- C2 Equestrian development
- C4 Protection of public rights of way
- I1 Green infrastructure
- I2 Sports and Recreation
- I3 Community facilities, infrastructure and assets of community value – protecting existing valued facilities from unnecessary loss

Recent Planning Issues

3.7 The preparation of the CNP follows a period during which significant planning issues have arisen in the Parish. These include the preparation of VALP, the HS2 Rail project, the East/West rail, the growth of Aylesbury as a garden town, the growth of Haddenham and the replacement of AVDC by a unitary authority for Buckinghamshire.

One aspect of these various policy and infrastructure policies has been to generate more traffic on local roads in and around Cuddington and to create uncertainty about future housing growth in the area. There are also concerns about the potential for coalescence (visual and/or physical) as Haddenham expands northwards towards Cuddington.

3.8 In the context of continuing pressure for change, the CNP seeks to identify and protect the unique qualities of the village and introduce planning policies that complement those in VALP and/or add a local level of detail.

3.9 The proposed allocation of housing at Dadbrook Farm in VALP offers the opportunity to offset traffic impacts of development by improving access to public transport. It would also meet the village aspiration to provide safe pedestrian and cycle linkages within the village and to the wider network on land controlled by the site owner.

4.VISION AND OBJECTIVES

4.1 The Vision for Cuddington was developed through the consistent feedback received from villagers during the Neighbourhood Plan process. This will be described more fully in the Cuddington Neighbourhood Plan Consultation Statement to be submitted with the Reg15 Submission draft.

VISION FOR CUDDINGTON 2033

The vision for Cuddington at the end of the plan period is that Cuddington will have preserved its outstanding characteristics as a traditional English village and its setting in rural countryside. Its Buckinghamshire heritage and historic buildings (of which 40 are currently included in the National Heritage List) will have been protected along with its church, chapel, school, village shop, public house, and other amenities. The village's winding lanes, multiple green spaces, footpaths, and country views will continue to encourage a feeling of community among its residents.

A modest number of new homes will have been built within the village boundary; they will have been designed and constructed in styles sympathetic to the current conservation area, will not have changed the essential open nature and character of the village. The green spaces and ecological benefits of the village will have been maintained and enhanced for the benefit and use of all. However, the new homes will have helped to sustain and allow investment in community facilities, which will have been improved in line with residents' wishes.

There will be a wider range of housing types within the village boundary, which will allow younger people and families to find homes, some for the first time, and older people to downsize. There will be a number of new lower cost homes in the village, supplementing the existing 31 village homes currently managed by the Aylesbury Vale Housing Trust.

Traffic in and through the village will be well controlled and large vehicles will have been discouraged from passage through the village. The walking and cycling connections between the village and the neighbouring settlements of Nether Winchendon, Dinton, Chearsley and Haddenham will have been maintained and, where possible, improved. Bus services to Thame, Aylesbury will have been significantly enhanced.

The physical and visual relationship between the village and the countryside which surrounds it, an important feature of the Conservation Area designation of 1976, will have been maintained. The views from and to the village over the attractive Thame valley, Winchendon Hill and other areas of rural landscape will have been preserved.

Objectives

4.2 To achieve this vision, the key objectives of the CNP have been identified as follows:

Housing
- Restrict new housing developments to within the village settlement boundary.
- New housing should be limited to small-scale infill and small-medium scale development as described in NPPF para 69.
- Ensure that extensions and any new housing is built to standards defined in the CNP and that the amenity and privacy of residents is protected.
- Ensure new houses reflect a mixture of large and small homes meeting local housing needs, particularly catering for residents wishing to stay in the village, new families moving to the village and first-time buyers.
- Include a proportion of affordable and lower-cost homes as part of the overall housing mix.
- Provide generous parking for residents, visitors, and deliveries to avoid additional on-street parking within the village

Environment
- Minimise the effects of development on the historic character and appearance of the village.
- Restore and maintain existing green spaces and, where possible, expand or create additional green areas. Maintain and enhance the trees, hedgerows, verges, and areas of flowers within the village.
- Ensure all new developments include the planting of trees and hedgerows and the creation of green spaces.
- Protect the special landscapes that surround the village and prevent the closure of openings giving views of the countryside; protect important views and consider opening new views.

Local amenities and services
- Encourage the use of local shops and services, the Pub, parish and community buildings, and protect them from unnecessary loss to other uses.
- Ensure that the allotments remain as an amenity available to all with adequate provision for future users.
- Encourage and support all sporting and community activities and facilities for village residents.

Travel & Transport
- Contain and control local traffic flow, with traffic calming and speed controls as necessary, and reduce the number of HGVs
- Ensure all new housing developments include appropriate access roads and, where possible, that traffic is directed away from the centre of the village.
- Ensure that new developments provide adequate safe pedestrian and cycle linkages to the existing paths within the village.
- Encourage walking and cycling in and outside the village by the construction and maintenance of footpaths, cycle ways and walkways.
- Provide a safe pedestrian walkway from the village centre to the bus stop on the A418
- Seek to enhance public transport to and from the village, particularly to Thame, Aylesbury and Haddenham, including Haddenham and Thame Parkway station.

5. POLICIES

5.1 Land-use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access, etc.

5.2 The purpose of these policies is either to encourage planning applications for proposals that the local community would like to support, or to discourage applications for developments that the community does not want. Policies must be clearly written so they can be easily applied when considering planning applications.

5.3 The CNP avoids duplicating existing national or local planning policies. The policies proposed in the Plan therefore focus on a relatively small number of key development issues in the Parish. For all other planning matters, the national and local policies of other planning documents - the National Planning Policy Framework (NPPF) and VALP- already provide full guidance.

5.4 In particular the CNP relies on the comprehensive policies in the NPPF, and VALP for the protection of natural (landscape, rivers, hedgerows, trees and biodiversity) and designated heritage assets (Conservation Areas and Listed Buildings).

5.5 Set out below are the proposed policies of the Neighbourhood Plan. Each policy has a number and title, and the policy itself is written within a box for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. Where a policy refers to a specific site or area, this is illustrated on the Policy Maps Figs.7 and 8
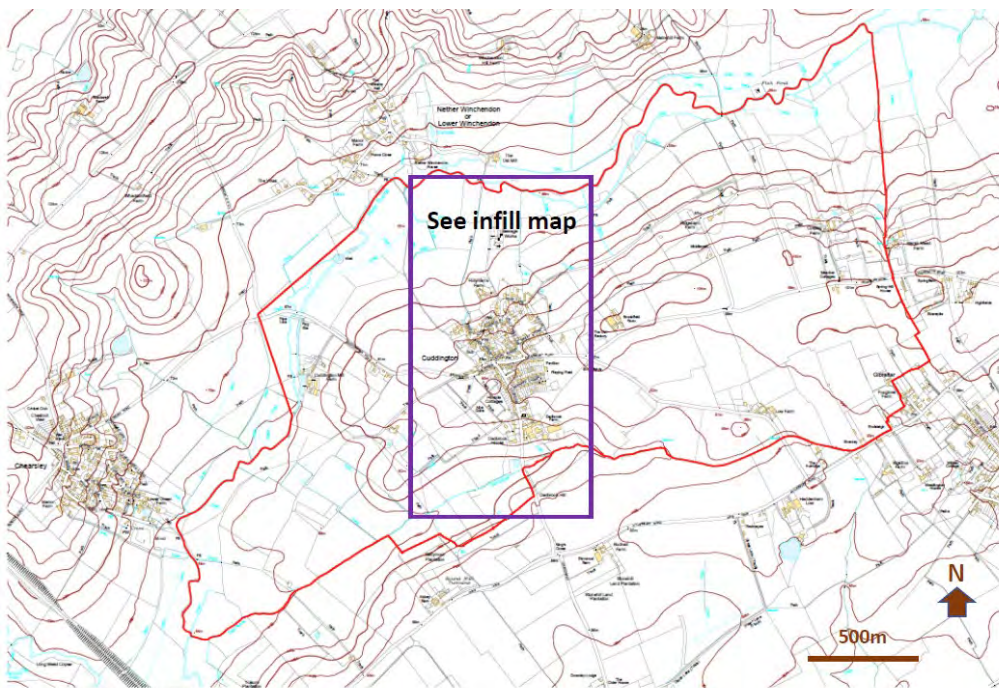
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Fig 7 CNP Policy plan for Cuddington Parish
Note: CNP Policy CDN 05: DESIGN OF NEW DEVELOPMENT OUTSIDE THE CONSERVATION AREA covers the whole CNP area (within the red boundary)
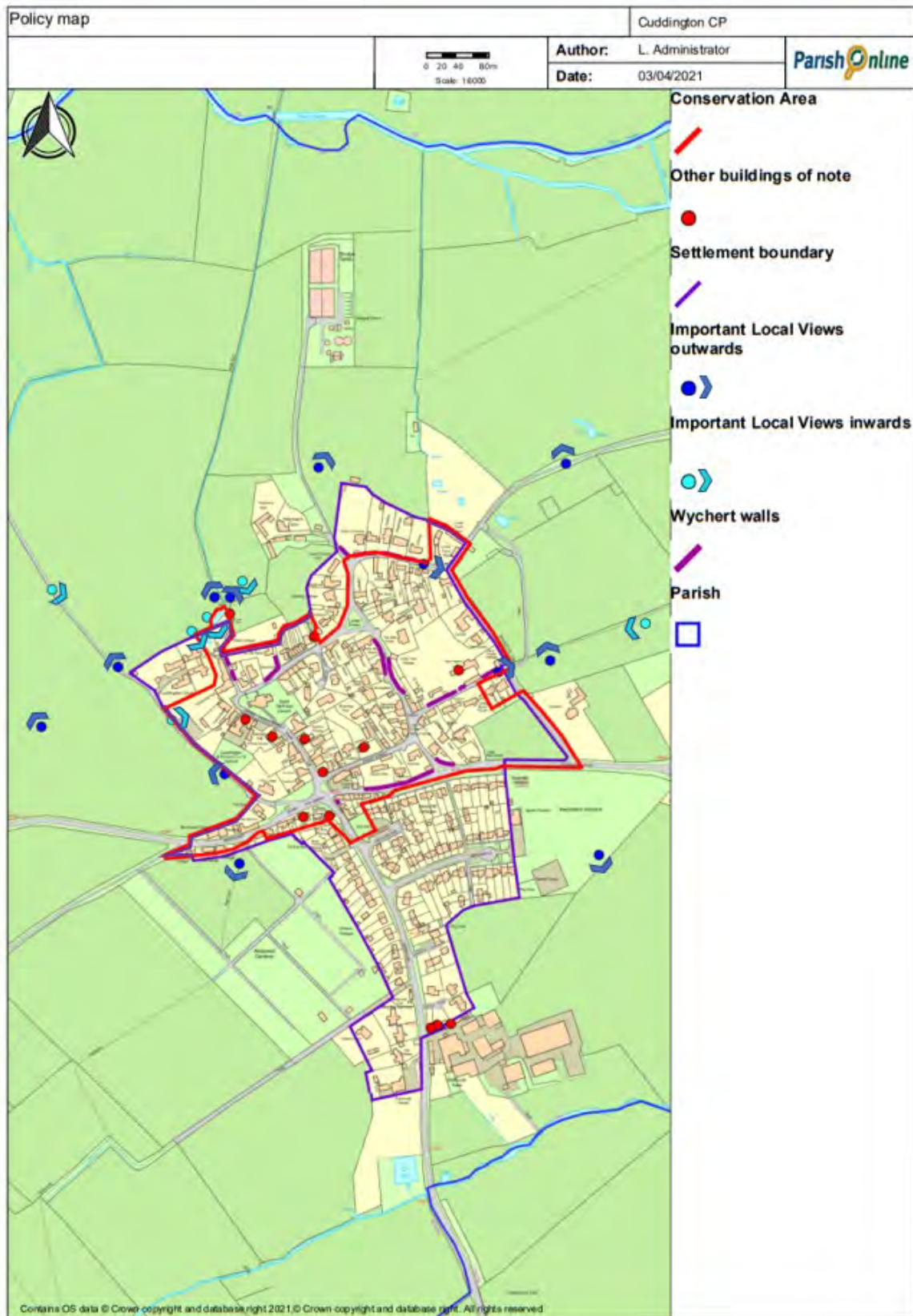
Fig 8 Infill map showing CNP policies for Cuddington village

(see Appendix C: Cuddington Neighbourhood Plan: Important Local Views and Appendix D: Cuddington Neighbourhood Plan: Built Environment for more details of views and heritage assets)

Housing

5.6 The 2017 AVDC Settlement Hierarchy shows that Cuddington is defined as a medium village and has a population of 569 and 264 houses. Housing growth in the Plan period to 2033 is shown in VALP (Table 2) and includes 28 houses (completions, commitments, and allocations) for Cuddington, i.e., approximately 10% growth over the Plan period.

VALP (para 4.2) confirms that the proposed housing figures meet the housing needs of Cuddington:

 "As set out in the VALP spatial strategy (S2), sites are allocated based on the capacity of a settlement to accommodate development, taking into account factors such as landscape, flooding and settlement form as well as site availability. Site-specific allocations for strategic settlements, the north east of Aylesbury Vale, larger and medium villages are set out in the following sections. The sites at these allocations are sufficient to meet the development needs for the area".

On this basis no additional housing sites are proposed for allocation in the CNP.

5.7 The housing allocations for Cuddington in VALP include 'at least' 15 homes projected to be completed at D-CDN003 (Dadbrook Farm) towards the end of the plan period (Ref Appendix A of VALP). A larger development was promoted for the Dadbrook Farm allocation site at the VALP Examination and rejected by AVDC.

5.9 A Village survey in 2018 established a preference for new 2/3 bed homes that can help to meet the needs of the current residents who wish to downsize or encourage younger family members to stay in the village, rather than seek housing farther afield. Smaller, lower cost homes (and maybe maisonettes/flats), for rent or sale, would also help existing or new residents to take their first steps on the housing ladder and improve the affordability of the housing stock. Extensions, annexes and other additions have seen many of the lower/medium cost housing increase in value, leaving a shortage of homes at the lower end of the market.

(https://www.cuddingtonvillage.com Village Survey.pdf)

Settlement Boundary

5.10 The CNP establishes and defines the Cuddington Settlement Boundary to distinguish the consideration of planning applications within the built-up area of the village from those outside the boundary, covering the rest of the Parish. It therefore sets the essential spatial strategy for the CNP, by allowing for sustainable growth to meet local housing needs over the Plan period, whilst protecting the intrinsic character and identity of the village.

5.11 The settlement boundary has been drawn taking account of the definition of the built form of the village in VALP (Policy D4):

"the existing developed footprint is defined as the continuous built form of the village, and excludes individual buildings and groups of dispersed buildings. This includes former agricultural barns that have been converted, agricultural buildings and associated land on the edge of the village and gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the village".

5.12 Allocation D-CDN003 sits outside the existing development footprint of the village. It is customary to include allocations within the settlement boundary on the basis that the Local Plan has determined, in principle, to extend (round off) the built-up area of the village to include the proposed houses. However, in the case of D-CDN003 (Dadbrook Farm), the site requirements in the VALP allocation confirm that only the northern part of the site is to include housing.

5.13 The residual (southern) part of the site consists of a farmyard and agricultural buildings that should remain outside the settlement boundary as they are more associated with the surrounding countryside (see para 5.12 above). Therefore, the settlement boundary will continue to be drawn along the line of existing built development in this part of Cuddington (excluding allocation D- CDN003) until such time as a planning application has been submitted and approved. The settlement boundary would then be adjusted at the next review of the Plan to accurately reflect the details of the consented built development.

POLICY CDN 01: SETTLEMENT BOUNDARY

The CNP designates a Cuddington Settlement Boundary, as shown on the Policies Map, within which proposals for development will be supported if they are consistent with other CNP and Local Plan policies. Development within the Settlement Boundary will not be supported where the proposed development would not be in keeping with the historic character and development pattern of   the village.

Development proposals on land outside the defined Settlement Boundary will not be supported unless it is a rural exception housing site, necessary for the purposes of agriculture or forestry, or for enterprise, diversification, recreation, or tourism that benefits the rural economy without harming countryside and heritage interests.

Proposals for new housing development should respond positively to the Plan's objectives for the delivery of small and medium scale development. Such proposals will be assessed in terms of their potential impact upon the visual setting, heritage assets and landscape features of the site and its surroundings, the potential impact upon the biodiversity of the area, the potential impacts of traffic, rights of way, noise and illumination, and other relevant planning considerations including the policies in this Plan.

Proposals which fail to demonstrate that these impacts can be satisfactorily addressed and mitigated will not be supported.

Affordable Housing

5.14 The Parish Council is content that Local Plan polices meet the objectives for affordable housing and rural exception sites within the Parish and a separate CNP policy is not required.

5.15   The VALP policies are: -

- **H1 Affordable housing** At least 25 % affordable housing on sites of 11 or more on sites of 0.3 ha and more
- **H2 Rural Exception sites** Small sites adjacent to the settlement boundary need to show local need and to be retained in perpetuity

   The neighbourhood plan will also respond positively to proposals for the development of First Homes in response to the national initiative on this matter

Important local views

5.16 The setting of Cuddington and its heritage assets benefit from publicly accessible views to open countryside that contribute to the special character of the unique identity of the village. The location of these views and their importance is described in Appendix C: Cuddington Neighbourhood Plan Important Local Views.

   Proposals for the development of land that contributes to the appreciation and enjoyment of the Conservation Area including land in its setting, will only be supported if they do not obstruct views to the Conservation Area from beyond the village, and views of the surrounding countryside from within the village.

POLICY CDN 02: IMPORTANT LOCAL VIEWS

Development proposals should be designed in a way that responds positively to Important Local Views as identified in Appendix C.

Development proposals which would obstruct or detract from the Important Local Views outwards towards the countryside and, inwards, towards the Church Tower will not be supported.

Local heritage assets

5.17 The Neighbourhood Plan attaches great weight to the conservation of the character and appearance of Cuddington through the preservation of its designated and non-designated assets including Listed buildings and archaeology. These heritage assets help define the village's character and portrays its history. They are irreplaceable and need to be conserved. Designated heritage assets are already afforded protection under the national system of heritage preservation.

5.18 However, there are non-designated assets within Cuddington without such protection which   are potentially at risk from development threats. It is important that non-designated heritage assets are accounted for and covered within the heritage policies as their value to the community is often as much as those which are designated.

POLICY CDN 03: LOCAL HERITAGE ASSETS

The Plan identifies the following non-designated heritage assets:-

> Well, Tibby's Lane
> Methodist Church
> Nunhayes
> Cuddington and Dinton C of E School
> Bernard Hall
> Annie's House
> Wellfield House
> Denise's
> Ha'penny Top
> 1 Dadbrook Farm Cottages
> 2 Dadbrook Farm Cottages
> Dadbrook Farm barn
>
> Traditional walls

Proposals which would affect the significance of a non-designated heritage asset should be properly considered, weighing the direct and indirect impacts upon the asset and its setting. There will be a presumption in favour of retaining heritage assets wherever practical, including archaeological remains in situ, unless it can be demonstrated that the harm will be outweighed by the benefits of the development.

Design of new development in the Conservation Area

5.19 The Conservation Area Appraisal published by the District Council in Feb 2008 outlines the special character that development shall preserve or enhance. The Appraisal is an important reference point for applicants in obtaining advice on design guidance to understand the character of the Conservation Area. (See also Appendix D: Cuddington Neighbourhood Plan Built Environment Report).

The purpose of Conservation Area designation is to acknowledge the special character of an area and this also applies to its setting. The extent of the setting will differ with the context/nature of the site.

5.20 The policy requires that any planning application for development within the setting of the Conservation Area will be expected to show that the relationship between the site and the character and appearance of the Conservation Area, has been understood and taken into account in the design of the proposals.

5.21 The values placed on high quality design within the village, as set out in Policy CDN 04, also apply to some of the developed land on its edge, the redevelopment of which could provide an opportunity to enhance the Conservation Area positively or, at the very least, must not harm its character.

5.22 The buildings and streetscapes of the Cuddington Conservation Area are described in the Appraisal and are the result of several hundred years of gradual and mostly small-scale development. Many of the design features are valued by residents and visitors and are of particular interest because they are specific to this part of Aylesbury Vale and arise from the use of certain building materials and techniques such as wychert. Some developments in the last few decades within the Conservation Area have, through inappropriate design, not had a positive effect on the character of the centre of the village.

5.23 As appropriate to their scale, nature and location, development proposals other than domestic extensions should be accompanied by a construction management plan. The plan should set out the type and size of machinery and delivery vehicles, access to and from the site, hours of working and approximate noise levels. The plan should also include a commitment to keep the local streets clean, and reinstatement of damage to highways and verges.

5.24 The aim of this policy is to ensure that new development sits comfortably in the Conservation Area without harm to the character or appearance described in the Appraisal. At a more detailed level, the policy aims:
- to identify the key positive design features of Cuddington's Conservation Area;
- to help to avoid developments that would damage the character or appearance of the village; and
- to ensure, as far as possible, that new buildings within the Conservation Area respect and enhance the built character of the village while allowing for the provision of new housing for a growing population.

5.25 This policy has regard to paragraph 127 of the National Planning Policy Framework (Feb 2019) and seeks to ensure that new developments within Cuddington:
- preserve (and even enhance) the qualities that are valued by residents and visitors.
- are aesthetically pleasing because of high quality and appropriate design, layout and landscaping.
- are sympathetic to local character and history, including Cuddington's distinctive and important setting in (and views of) its rural landscape, while not preventing or discouraging appropriate innovation (such as the use of environmentally sensitive materials and technologies);
- maintain a strong sense of place, respecting the current arrangement of narrow village streets and green spaces as well as the historic mix of building types and materials.
- enable the village to accommodate and sustain appropriate amounts and types of new development that connects with and responds to its surroundings and

- create places that are inclusive and accessible, and which promote health and well-being for the whole community.

This policy also takes into account VALP policies BE1 (Heritage Assets) and BE2 (Design of new development) in VALP.

POLICY CDN 04: DESIGN OF NEW DEVELOPMENT IN THE CONSERVATION AREA

Where planning permission is required: -

1. Designs should be of high quality with sympathetic architecture and urban design

2. Proposals shall take account of the site context in relation to landscape, character, local distinctiveness and building types.

3. Developments should preserve existing public views from the village into the surrounding countryside and retain the graduated and ambiguous edges of the existing settlement.

4. The layout and elevations should provide sufficient gaps between buildings to protect views of the countryside from public viewpoints .

5. Building heights should generally follow the existing pattern of gently pitched roofing. Thatched roofs should have steeper pitches with low eaves lines and a lower ridge line.

6. Where practicable, local materials and techniques should be used to create connections with existing buildings. In particular:
   - use of stone or wychert boundary walls (or walls constructed to resemble wychert with stone foundations ("grumplings"), curved rendered surfaces and tiled coping);
   - mixed use of thatch, tile and slate for roofing.
   - mixed finishes including timer frames, stone, lime render and red brick.
   - modest sized casement windows (abutting eaves on first floor or with small and/or sloping dormers).
   - the characteristic grass verges should be retained and protected where possible.

   Modern designs and materials may be acceptable if they are of a high quality and executed to a high standard.

7. Development proposals should respect and enhance the built character of the conservation area and its countryside setting. The use of innovative designs, materials and techniques will be supported where they result in high-quality development which is complimentary to its setting and context.

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8. Development proposals should avoid obstructing or distracting from views from within the conservation area to the surrounding countryside as identified in Appendix D and Policy CDN03.

9. Development should seek to avoid garages and parking spaces that intrude onto or dominate the streetscape. Off-street parking should be provided in order to avoid increased pressure on narrow village streets and to discourage parking on pavements and the erosion of grass verges.

10. Where possible, off-street parking and garages should be screened by walls of traditional construction or by hedges to reduce the visual impact of increased numbers of motor vehicles.

11. Developments should avoid having high facades close to the roadway. The use of hedges and walls (including existing boundaries) to reduce the impact of new developments on the streetscape is to be encouraged.

12. Insofar as planning permission is required, light spill from external lighting should be carefully controlled to protect the dark skies environment of the parish.

13. Developments should retain corridors and pockets of green space, including grass verges that contain a variety of wild and ornamental flowering plants as well as remaining pockets of orchard. New planting should be selected to enhance biodiversity.

14. Development forms and layouts that offer greater energy efficiency and scope for the use of renewable energy will be supported (where this is consistent with criterion 4 above).

15. Extensions shall be in character with the existing building in terms of scale, materials and design, taking into account any previous extensions or outbuildings added after the original building was constructed.

16. Proposals for new developments or for alterations to existing buildings should not be detrimental to the amenities of neighbours as a result of scale, siting, massing, impact, unacceptable loss of daylight to habitable rooms or overlooking.

17. Where practicable, opportunities should be taken to run electricity supplies underground to mitigate the impact of overhead cables on the appearance of the village.

Design of new development outside the Conservation Area

5.26 While the character of the conservation area in Cuddington reflects the fact that it has developed over several hundred years, with little evidence of planning or coherent design, the dwellings and streetscapes outside the conservation show signs of consistent design and use of space. The parts of Cuddington that lie outside the conservation area, while still sitting within the settlement boundary, form several distinct areas:

Swan Hill Cottages and Bernard Close
Evenly spaced post-war houses in brick (those on Swan Hill being painted white) with a mix of low fences, walls and hedges, generous grass verges and front gardens providing a sense of space and making the most of views to open country. Some more recent extensions in keeping with original houses, with varied porches and conservatories added. Windows are mainly white uPVC double glazed units. There are shared parking areas as well as some off-street parking. Welford Way has single-storey housing and a range of garages in a more modern style and with different brickwork.

Hillside Cottages and Dadbrook
Mostly post-war houses. As with area 1, wide verges and planting of small trees gives a sense of space. Some small "close" developments have been built, providing off-street parking and keeping the impact of additional housing on the street scene to a minimum.

Cuddington Court
Four substantial bungalows arranged in a courtyard on the north-western edge of the village overlooking fields and the views across to Chearsley and Nether Winchendon. They are built in local style to look like witchert, with rounded edges and tile-topped garden walls. They have a low profile, helping to maintain a smooth transition between village and countryside.

The north side of Lower Church Street and Frog Lane
An eclectic line of one and two-storey houses in a wide range of styles and materials, with off- street parking and extensive greenery around them, making a gentle boundary to the village.

Two houses at the eastern end of Great Stone
Two bungalows set back from the street.

Holymans Farm
A group of buildings surrounded by fields and retaining the shape of a traditional farm, with a substantial barn conversion alongside an older thatched farmhouse. It lies outside the settlement boundary and is to all intents and purposes separate from the rest of Cuddington.

5.27 Appendix D describes the characteristics of existing housing within the village. Outside the Conservation Area, the more modern housing does not blend particularly well with the historic core of the village. Upgrades to part of the post war Council house stock, for

example along Swan Hill, shows what can be done to evoke the traditional values of the older cottages through the use pastel rendered walls and careful detailing of porches, doors and windows. Combined with boundary hedges and leafy front gardens, these properties provide a 'garden village' style that sits well alongside older properties.

5.28 The most recent new homes along Aylesbury Road similarly combine high quality materials and detailing with dormer windows and skylights to achieve well-proportioned homes of rural character. Elsewhere in the village, some post-war housing (bungalows and two storey housing) are suburban in character and fail to capture the identity of the village. Any new development, whether extensions or new dwellings, needs to be carefully considered in its context, to maintain and enhance the rural character. This can be done by ensuring that massing and orientation of buildings respect the adjacent buildings or street scene, and that boundary treatment is 'traditional' such as hedgerows, or walls.

5.29 A pastiche of 'workers cottages' would not be appropriate, and more subtle designs and materials are required to achieve modern living standards in a style that responds to the character of the village and its landscape setting.

5.30 As appropriate to their scale, nature and location, development proposals other than domestic extensions should be accompanied by a construction management plan. The plan should set out the type and size of machinery and delivery vehicles, access to and from the site, hours of working and approximate noise levels. The plan should also include a commitment to keep the local streets clean, and reinstatement of damage to highways and verges.

POLICY CDN 05: DESIGN OF NEW DEVELOPMENT OUTSIDE THE CONSERVATION AREA

Where planning permission is required:

1. Designs should be of high quality with sympathetic architecture and urban design

2. Proposals should take account of the context of the site in relation to landscape, character, local distinctiveness and building types and densities,

3. Developments should preserve existing public views from the village into the surrounding countryside and retain the graduated edges of the existing settlement.

4. The layout and elevations should provide sufficient gaps between buildings to protect views of the countryside from public viewpoints and allow views of the countryside from adjacent properties.

5. Building heights should follow the existing pattern of single and two-storey houses.

6. Proposals for development should respect and enhance the built character of the village and its countryside setting. Green buffers between development and the countryside should be preserved and/or enhanced by new planting. Plants should be selected to enhance biodiversity.

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7. The use of high-quality Innovative designs, materials and techniques will be supported where they contribute to the interest of the streetscape or offer other benefits to the environment.

8. Development should seek to preserve the broad verges, open front gardens and the use of modest-sized trees that characterise these parts of the village.

9. Developments should avoid having high facades or garages close to the roadway.

10. Insofar as planning permission is required, light spill from external lighting should be carefully controlled to protect the dark skies environment of the parish.

11. Developments should retain corridors and pockets of green, including grass verges that contain a variety of wild and ornamental flowering plants.

12. Development forms and layouts that offer greater energy efficiency and scope for the use of renewable energy will be supported.

13. Extensions shall be in character with the existing building in terms of scale, materials and design, taking into account any previous extensions or outbuildings added after the original building was constructed.

14. Proposals for new developments or for alterations to existing buildings should be sensitively designed to safeguard the amenities of neighbouring properties.

15. Where practicable , opportunities should be taken to run electricity supplies and communication cables underground to mitigate the impact of overhead cables on the appearance of the village.

6. IMPLEMENTATION

Development Management

6.1 Great care has been taken during the creation of this Neighbourhood Plan to ensure, as far as possible, that the policies outlined in this document are achievable. Therefore, in practice, most of the policies contained will be delivered by landowners, developers and all other planning applicants. However, flexibility will be required as new challenges and opportunities arise over the Plan period.

6.2 The Cuddington Parish Council, as an important stakeholder in any planning application within the Parish, will use the Neighbourhood Plan to facilitate appropriate local development which reflects the needs and aspirations of the community, by undertaking the following actions over the course of the Plan's period:

- Guide comment and scrutiny on all planning applications.
- Negotiate with planning applicants, particularly developers, to achieve the best possible outcomes from new infrastructure, residential or otherwise, within the Parish.
- Direct financial resources to the village in a structured way and in line with the wishes of the local community.
- Bring together groups or working parties to improve the village environment.
- Lobby local authorities to support the parishioners' wishes and aspirations.

Monitoring & Review of both the Policies and the Plan

6.3 Once the Neighbourhood Plan has been formally adopted by the Local Planning Authority, regular monitoring is required to ensure that progress is made towards meeting the objectives and policies of the Plan. The Plan will be subject to routine monitoring by Cuddington Parish Council, through data collected in planning monitoring reports. The Plan's Objectives will form the core of the monitoring activity but other data collected and reported at village level relevant to the Plan should also be included.

6.4 A formal evaluation of the Neighbourhood Plan will be conducted by the Cuddington Parish Council on a five year cycle. This will consider and review whether:
- Progress is being made to achieve the Vision and the Objectives of the Plan.
- The policies in the Plan are being implemented properly.
- Financial contributions available to the community arising from development are being targeted towards the identified plans and projects, and in line with the community's wishes.
- The most up to date information, including the Local Plan housing allocation, is reflected in the Plan.
- The LPA is adhering to the Plan when determining planning applications.

6.5 The Parish Council will then conclude whether an update to the CNP is required, which potentially entails revisions to the Plan's policies. If so, it will secure opinions of residents and stakeholders, through community engagement and consultation, to revise or amend the Plan. In particular the Parish Council will assess the need or otherwise for a review of

the Plan once a Local Plan for Buckinghamshire replaces the Vale of Aylesbury Local Plan in due course.

Infrastructure Projects

6.6 The Parish Council proposes some or all the following projects for investment of future community infrastructure levy funding allocated by the local planning authority and to the Parish Council:

- Traffic calming measures
- Improvements to mobile and Wi-Fi coverage in the village
- Improvements to community facilities (Bernard Hall, Social Club, Playing Fields and Play Area)
- Improvements to the condition and safety of the public footways within the village
- Improved pedestrian and cycle access along Dadbrook between the village and the bus route on the A418
- Additional public parking close to the centre of the village
- Provision for a future burial ground
- A Green initiative for additional tree planting and enhancing the ecological value of the local green spaces and highway verges
- A potential community orchard (classified as a Section 41 priority habitat)

Cuddington Neighbourhood Plan

2017 to 2033

REFERENDUM VERSION

MAY 2022

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APPENDIX A: GENERAL EVIDENCE BASE

CUDDINGTON NEIGHBOURHOOD PLAN

2017 to 2033

APPENDIX A: GENERAL EVIDENCE BASE

Contents   Page

1. INTRODUCTION

The Cuddington Neighbourhood Plan (CNP) consists of a main document (The Plan) , a Basic Conditions Statement, a Consultation Statement, and the following appendices:

Appendix A: Cuddington Neighbourhood Plan: General Evidence base

Appendix B: Cuddington Neighbourhood Plan: Landscape Report

Appendix C: Cuddington Neighbourhood Plan: Important Local Views

Appendix D: Cuddington Neighbourhood Plan: Built Environment

Appendix E: Cuddington Neighbourhood Plan: Social Infrastructure

Appendix F: Cuddington Neighbourhood Plan: Traffic

This appendix sets out the main sources of environmental data that have been used in the preparation of the Cuddington Neighbourhood Plan (CNP).

The main factors / existing planning designations influencing the future of Cuddington are:

- VALP : Settlement Hierarchy and Growth Strategy
- The Brill – Winchendon Hills Area of Attractive Landscape (AAL)
- The Cuddington Conservation Area
- Listed buildings within Cuddington
- The Thame Valley flood plain and Biodiversity Opportunity Area
- Archaeological Notification Areas
- The definitive public rights of way and Bridleways and their amenity

2. PLANNING

National planning

National Planning Policy Framework July 2021

Local Plans

Vale of Aylesbury Local Plan (VALP)

Aylesbury Vale Housing and Economic Land Availability Assessment (HELAA), Report v4 – *January 2017*
Aylesbury Vale Housing and Land Availability Assessmnet 2017

Settlement Hierarchy Assessment for the Vale of Aylesbury Local Plan to accompany Proposed Submission Plan September 2017
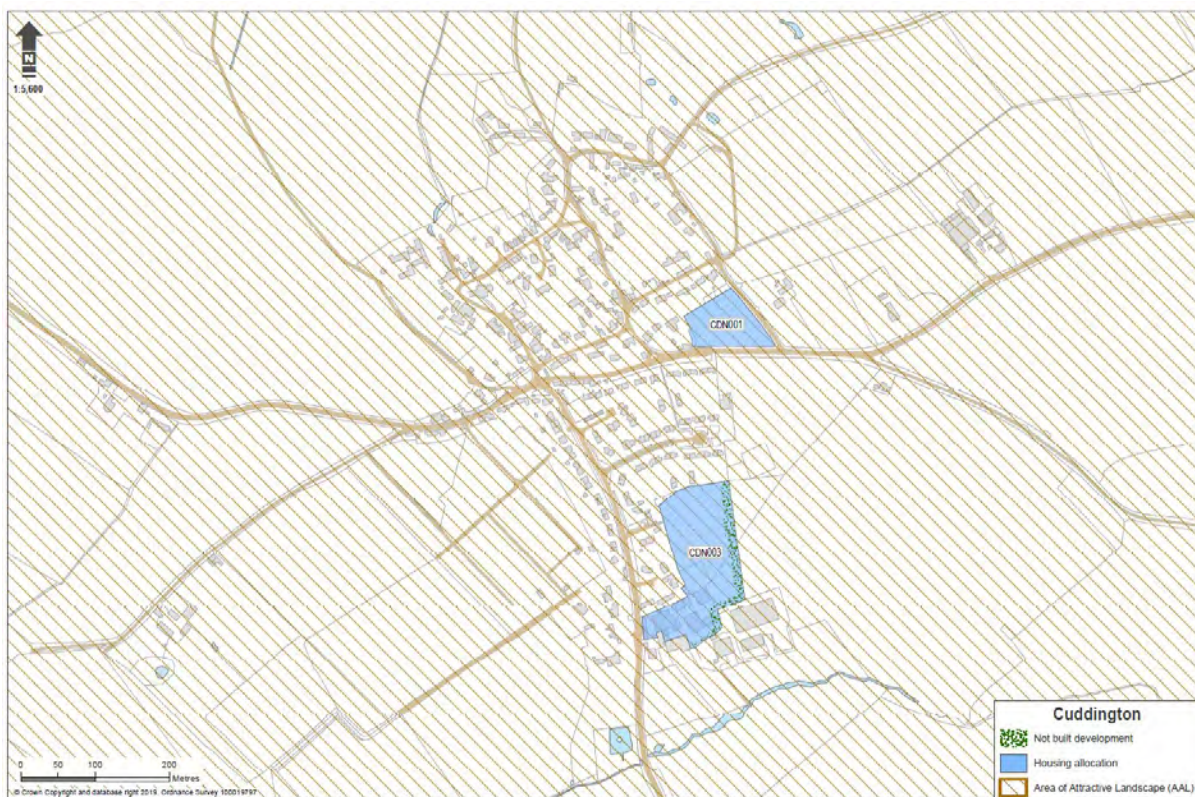Aylesbury Vale Local Plan Settlement Hierarchy

Fig 1: Map of Cuddington from VALP

Neighbourhood Plans

How to create a Neighbourhood Plan: Your step by step roadmap guide
Guidance on how to create a Neighbourhood Plan

Making local green space designations in your neighbourhood plan
Guidance on making Local Green Space designations

3. LANDSCAPE

Defining the Special Qualities of Local Landscape Designations in Aylesbury Vale District – Final report March 2016
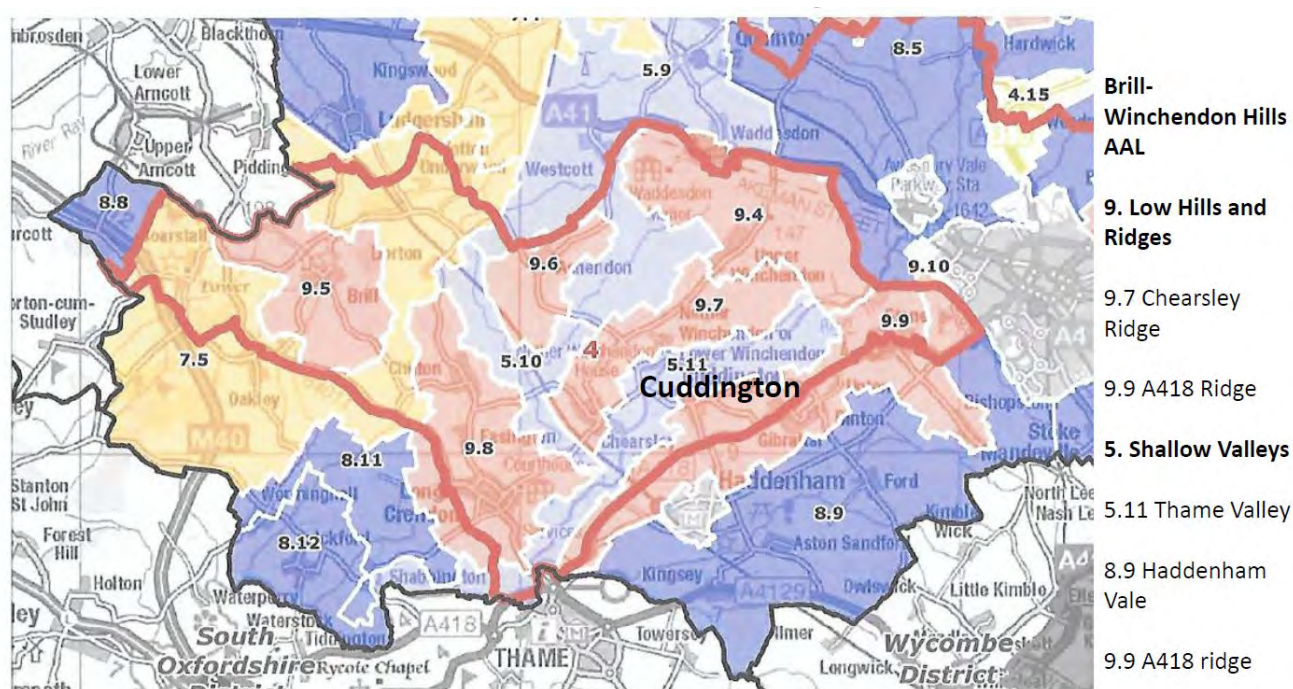*Aylesbury Vale report on Local Landscape Designations March 2016*

Fig 2: Map of Brill- Winchendon Hills Area of Attractive Landscape (AAL)

4. HERITAGE AND ARCHAEOLOGY

Cuddington Conservation Area statement
Aylesbury Vale Conservation Area statement for Cuddington

Listed buildings
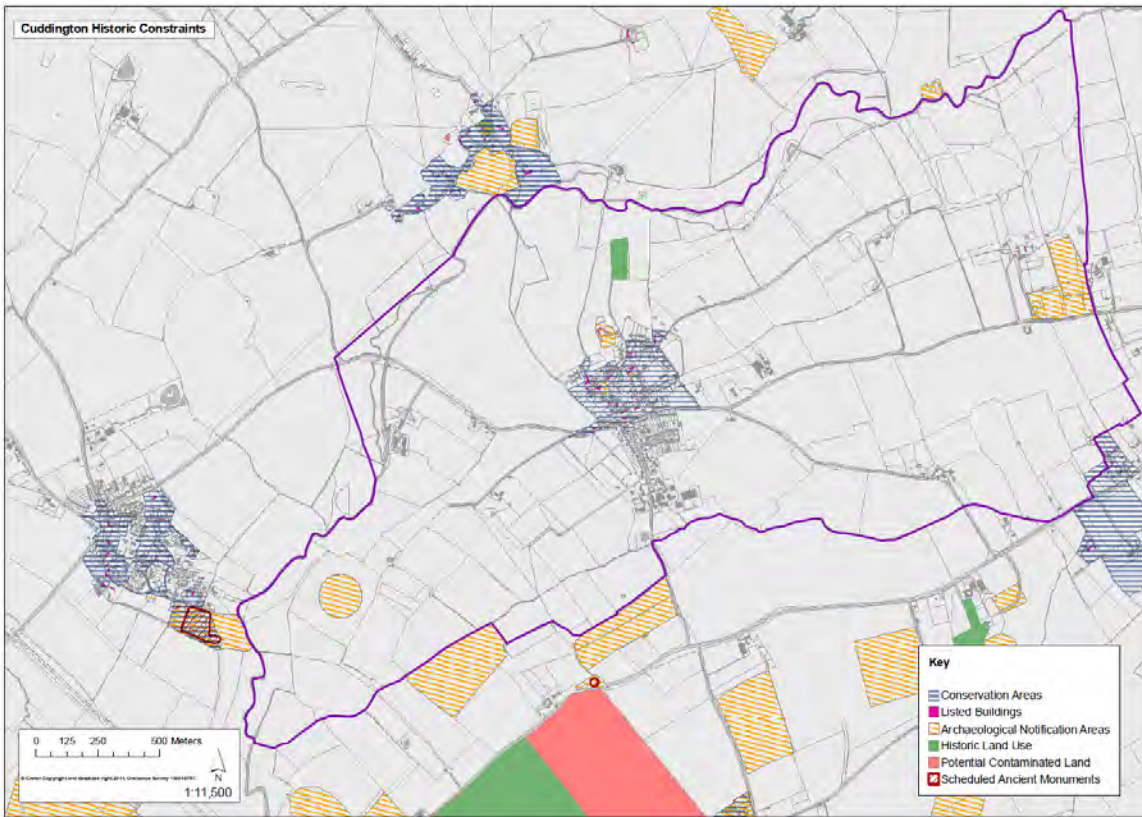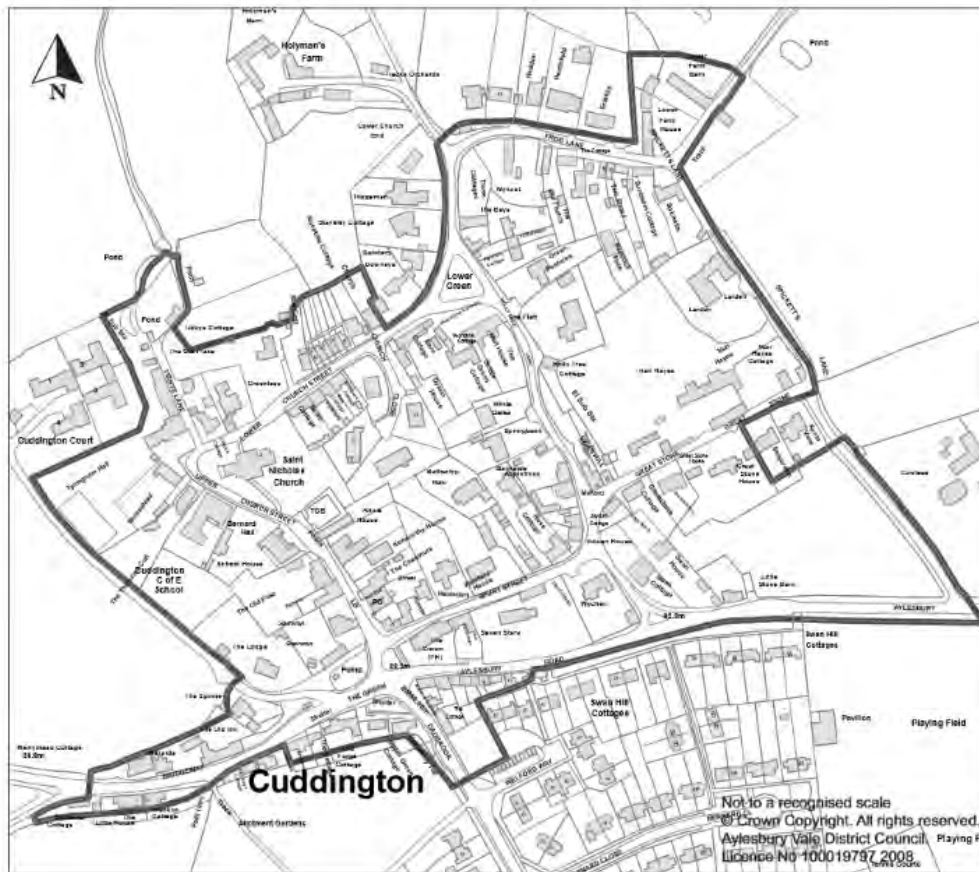Historic England schedule of listed buildings in Cuddington

Fig 3: Map of heritage constraints
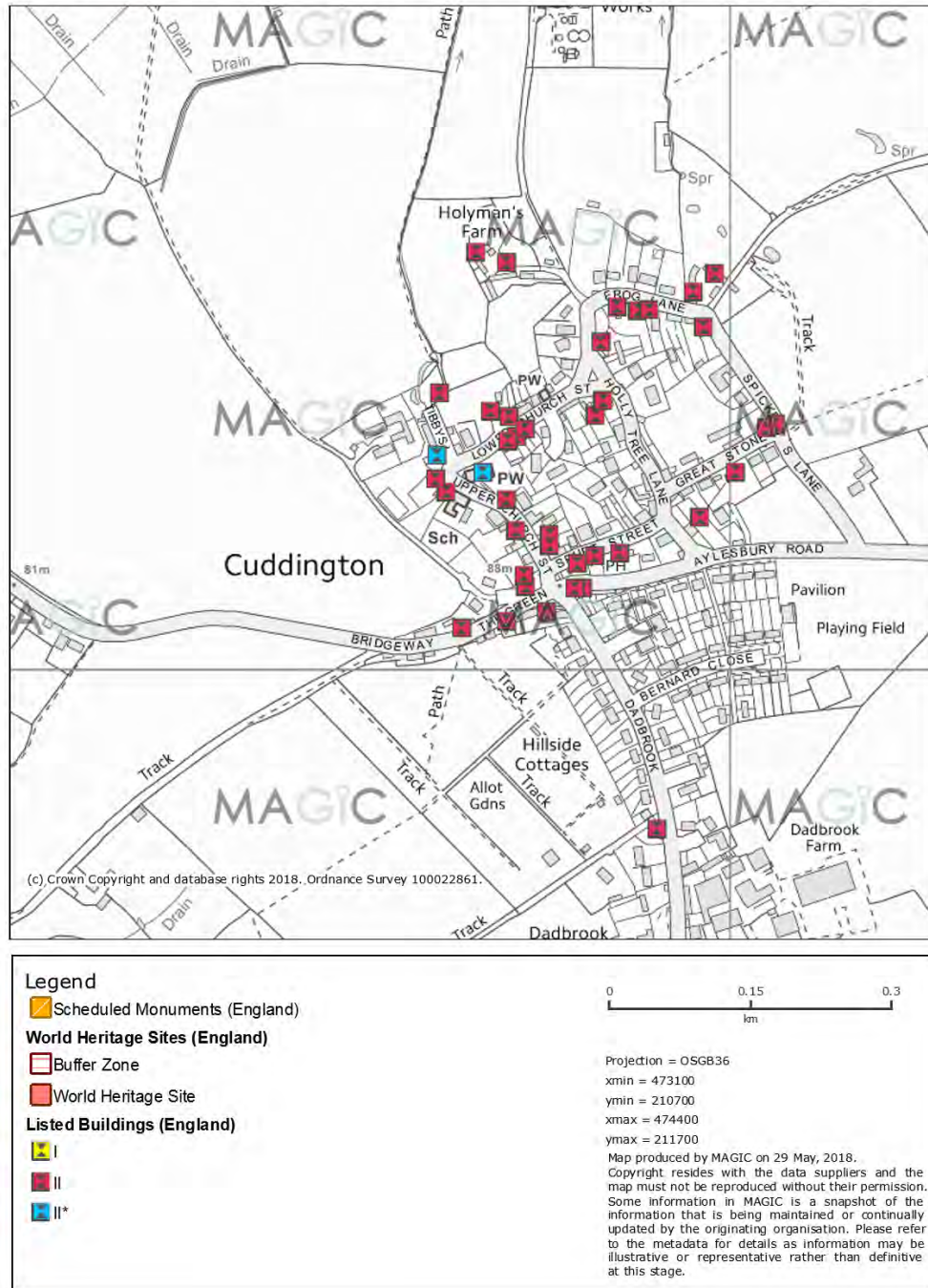

Map

Fig 4: Map of Cuddington Conservation Area

Fig 5: Map of Listed buildings in Cuddington

Schedule of listed buildings in Cuddington showing listed building grade and address

ll 2, Aylesbury Road

ll 6, Bridgeway

ll Barn and Cattle Shed Range to West of Holymans Farmhouse

ll Barn to North East of Lower Farmhouse

ll Bay Cottage Prospect Cottage

ll Beam Cottage

ll Box Cottage ll Bridgeway

ll Cowley (Part of Springhill Cancer Care Centre)

ll Dadbrook Cottage

ll Diffords Kitchen Flat 1 King's Stores The Old House

ll Great Stone House

ll Skittle Green Cottage

ll Greenways

ll Holymans Farmhouse

ll K6 Telephone Kiosk

ll Lower Farmhouse

ll Martin's Cottage (Greenside Cottage)

ll Nunhayes Cottage

ll Outbuilding to East of Nunhayes Cottage

ll* Parish Church of St Nicholas

ll Parish Pump on the Green

ll Seven Stars

ll Spicketts

ll Swan House

ll The Chestnuts

ll The Cottage

ll The Crown Inn

ll The Homestead

ll The Malt House

ll The Old Place

ll The Old Post

ll The Old Thatch

ll The Pitchings

ll The Thatched Cottage

ll The Three Cottages

ll Thistledome (Ingelnook Cottage)

ll Tibby's Cottage

ll* Tyringham Hall

ll Upper Green Cottage

ll Wyncot

5. BIODIVERSITY

References:

Buckinghamshire and Milton Keynes Environmental Records Centre Bucks record centre

Government Records Centre, MAGIC Maps website (Multi-Agency Geographic Information for the Countryside)

Thame Valley Extension Biodiversity Opportunity Area
Thames Valley Extension Local Biodiversity Opportunity Area Statement

The Thame Valley Extension Biodiversity Opportunity Area falls within the CNP area. Biodiversity opportunity areas are the key areas in Buckinghamshire and Milton Keynes for the restoration and creation of priority habitat. They are the most important areas for biodiversity in the district and represent a targeted landscape scale approach to conserving biodiversity as defined in the Buckinghamshire and Milton Keynes Biodiversity Action Plan. Developments must not prevent the aims of a biodiversity opportunity area from being achieved which includes the management and restoration of rivers/streams, lowland meadows, hedgerows, ponds and arable field margins, or their creation where appropriate.

Rivers and Stream Corridors

Watercourses (including main rivers and ordinary watercourses) fall within the CNP area. Development proposals adjacent to or containing a watercourse shall provide or retain a 10m ecological buffer zone (more information is provided within the Watercourse Advice Note Supplementary Planning Document). Ecological buffer zones conserve, enhance and protect the water environment and should be designed and managed to enhance their value for biodiversity.

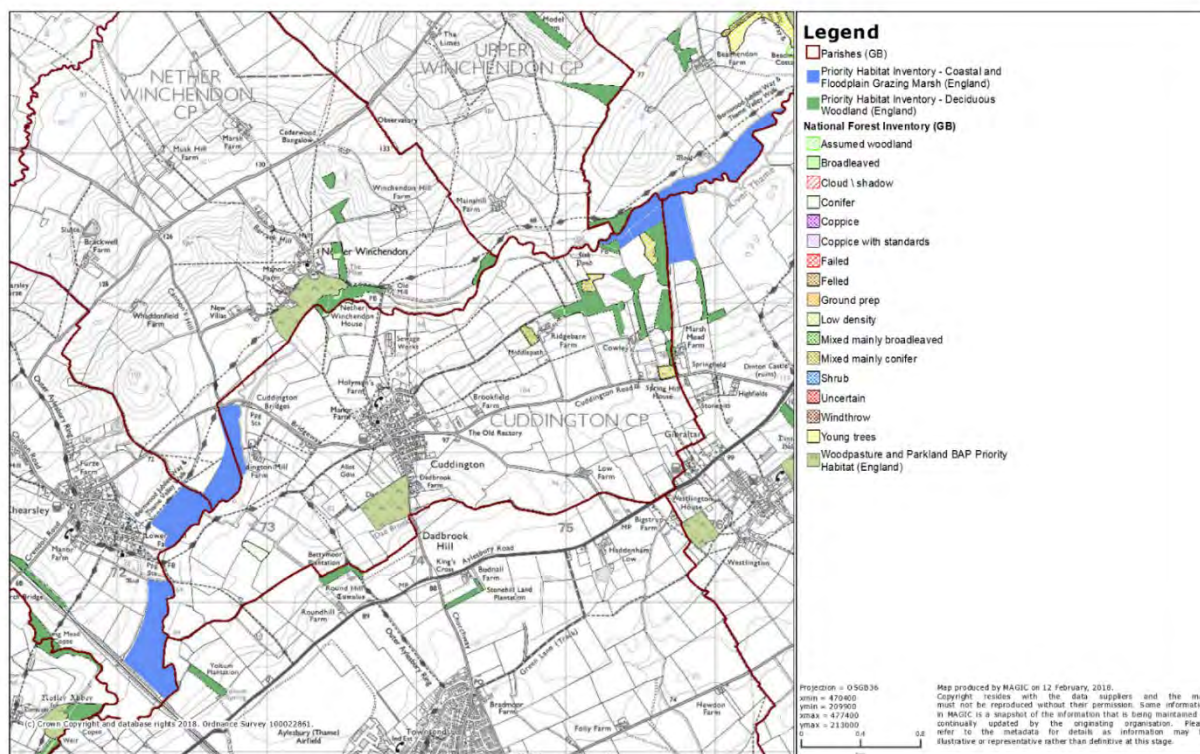

Fig 6: Cuddington habitats
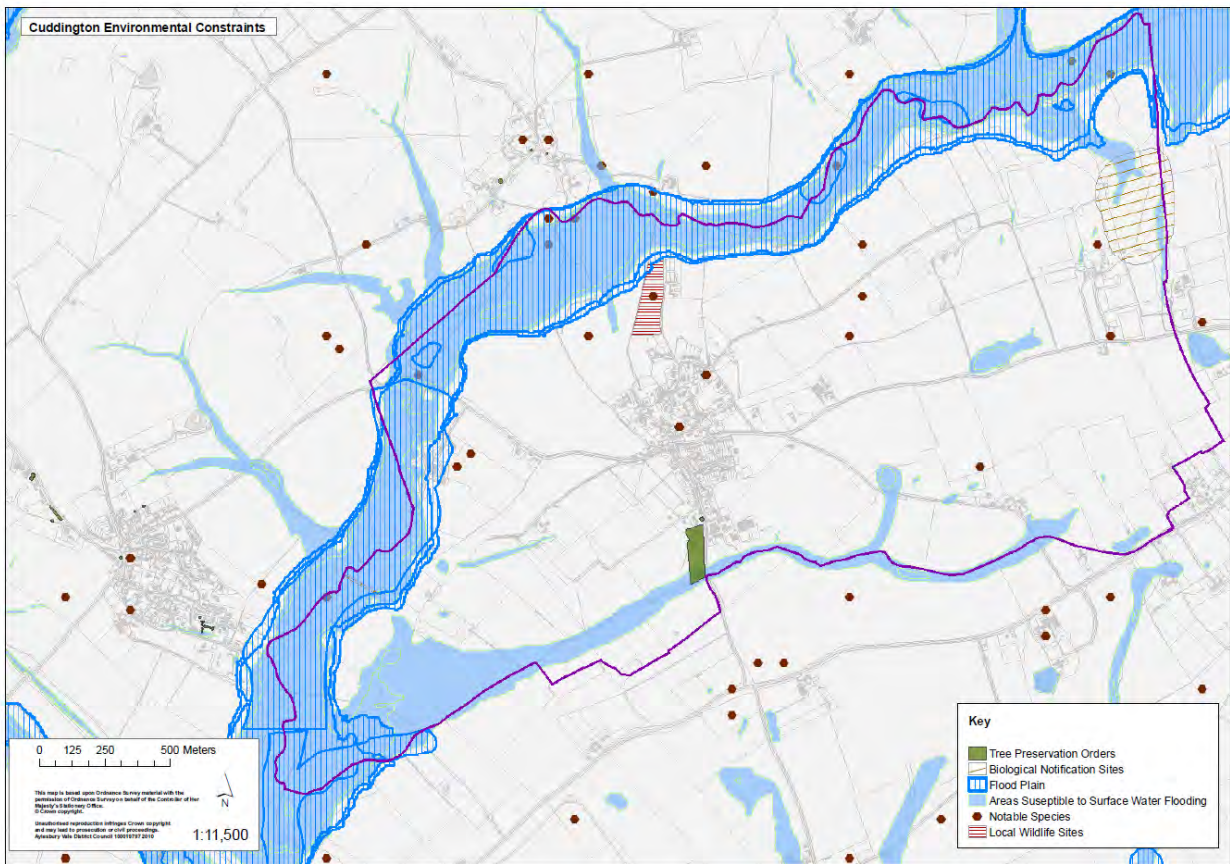
Fig 7: Cuddington environmental constraints

6. WATER

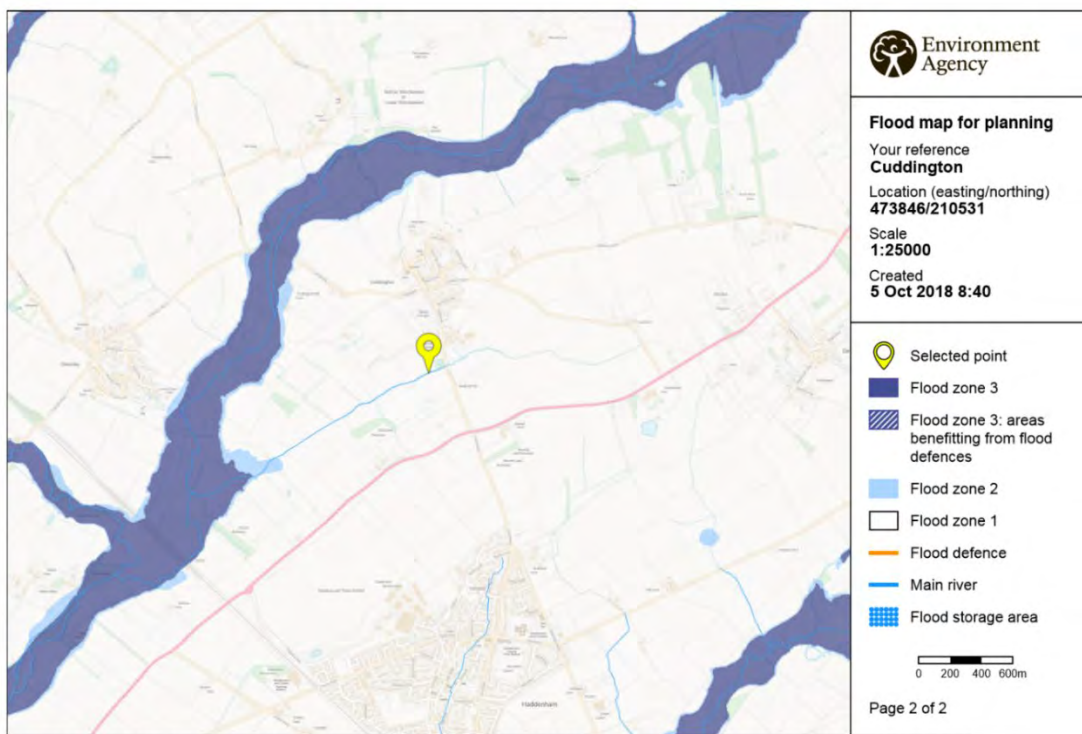Fig 8: Flood risk area (Environment Agency)

7. PUBLIC RIGHTS OF WAY
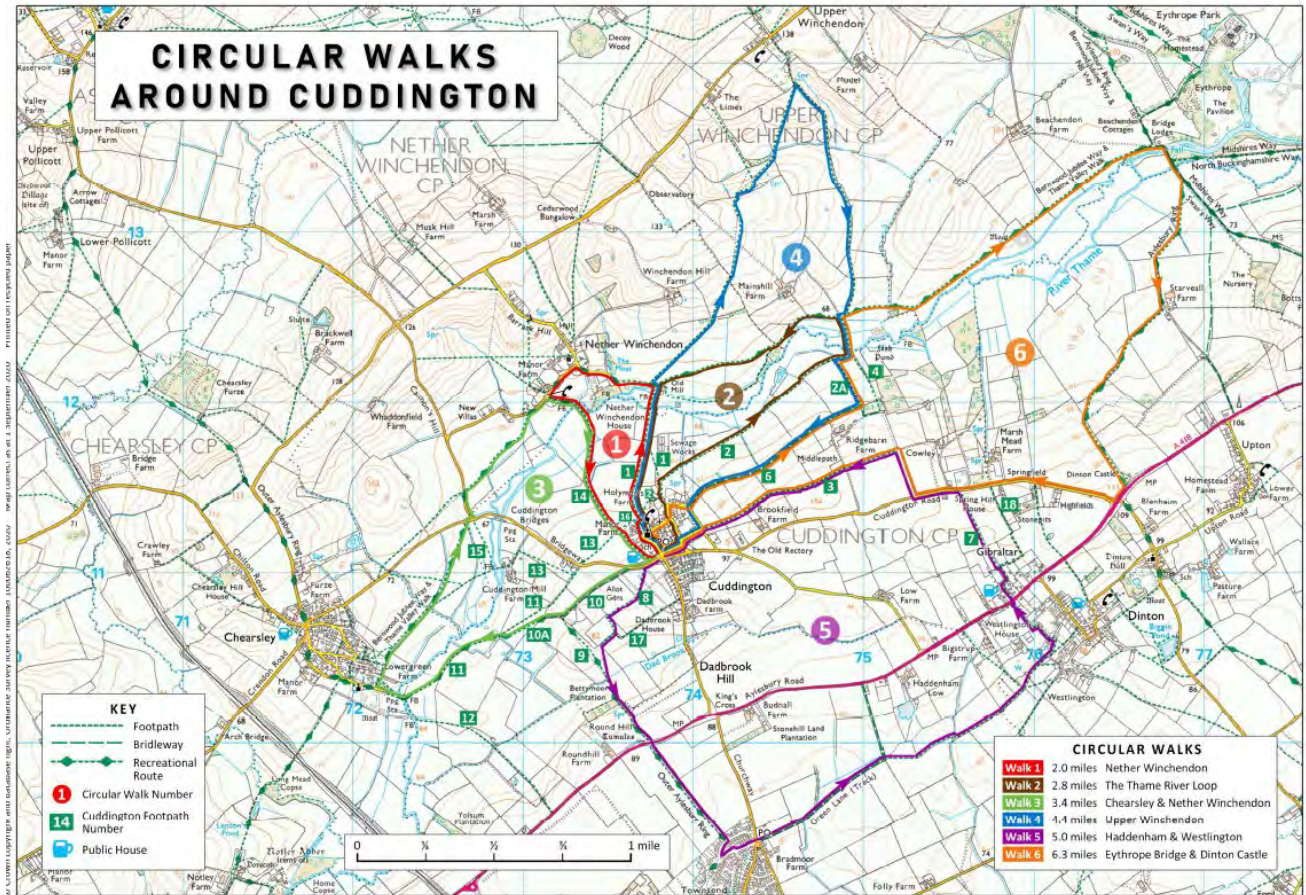
9. MISCELLANEOUS

Cuddington Parish Plan 2005
Cuddington village parish plan 2005

Assets of Community Value:
Cuddington Stores (shop)
The Crown (pub)
Cuddington allotments
Cuddington village community assets

Cuddington Neighbourhood Plan

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APPENDIX B: LANDSCAPE REPORT

CUDDINGTON NEIGHBOURHOOD PLAN

2017 to 2033

APPENDIX B: LANDSCAPE REPORT

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Acknowledgements

1. INTRODUCTION

The village and its environment are described in the following reports:

- Appendix A: General Evidence base

- Appendix B: : Cuddington Neighbourhood Plan Landscape Report

- Appendix C: Cuddington Neighbourhood Plan Important Local Views

- Appendix D: Cuddington Neighbourhood Plan Built Environment Report

Appendix C describes the landscape surrounding the village and the relevant planning context.

2. THE LOCAL LANDSCAPE

The landscape setting of Cuddington is largely defined by its topography, on the southern ridge of the Thame valley, and the predominantly agricultural land use.

2.1 Topography
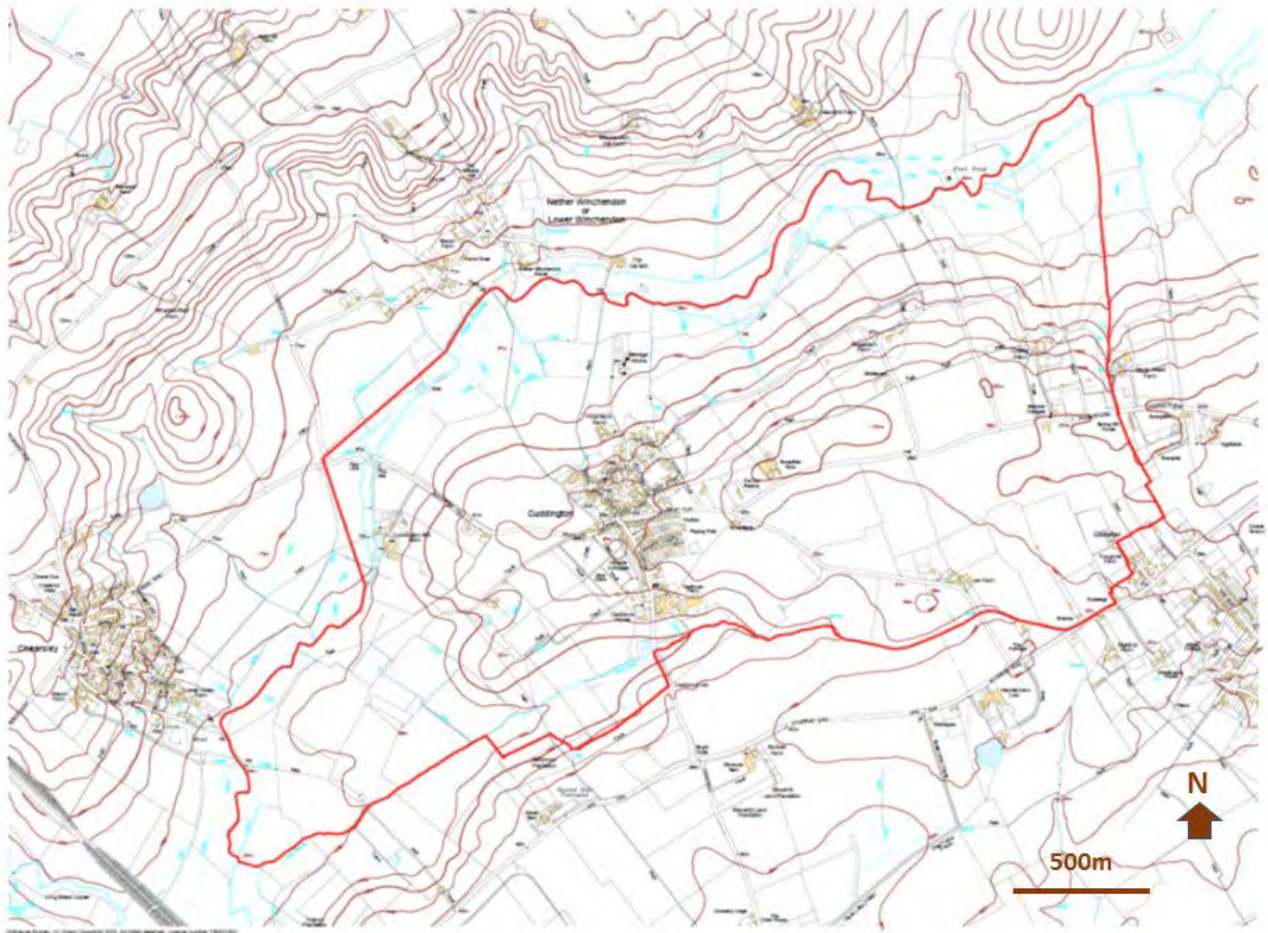
Fig 1 Topography

The centre of the village is at 90m AOD and the ground slopes northwards down to the River Thame at 67m AOD before rising to the ridgeline above Nether Winchendon at 125m AOD. To the south the land falls to the Dadbrook at 75m AOD before rising up to the A418 Aylesbury Road at 90m AOD.

The location on the ridge provides attractive views over the valleys and adds interest to the local walks around the village.

2.2 Land use

Fig 2 Land use

The village sits in an agricultural landscape with a mixture of arable and pasture fields divided by hedgerows and woodlands.

2.3 Public rights of way

Fig 3 Footpath map

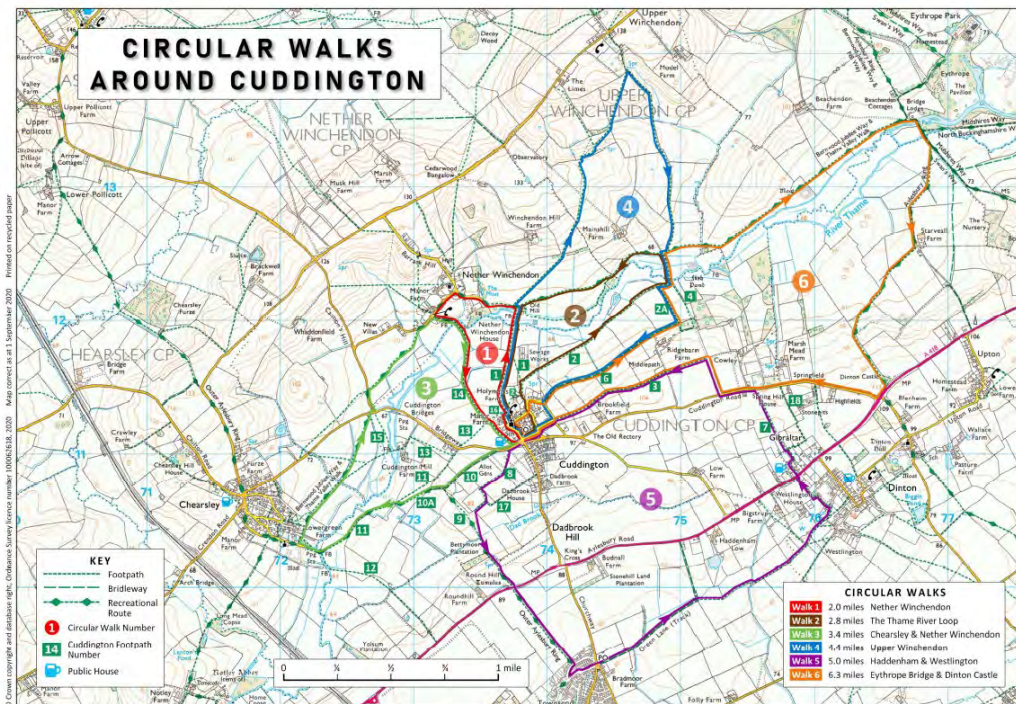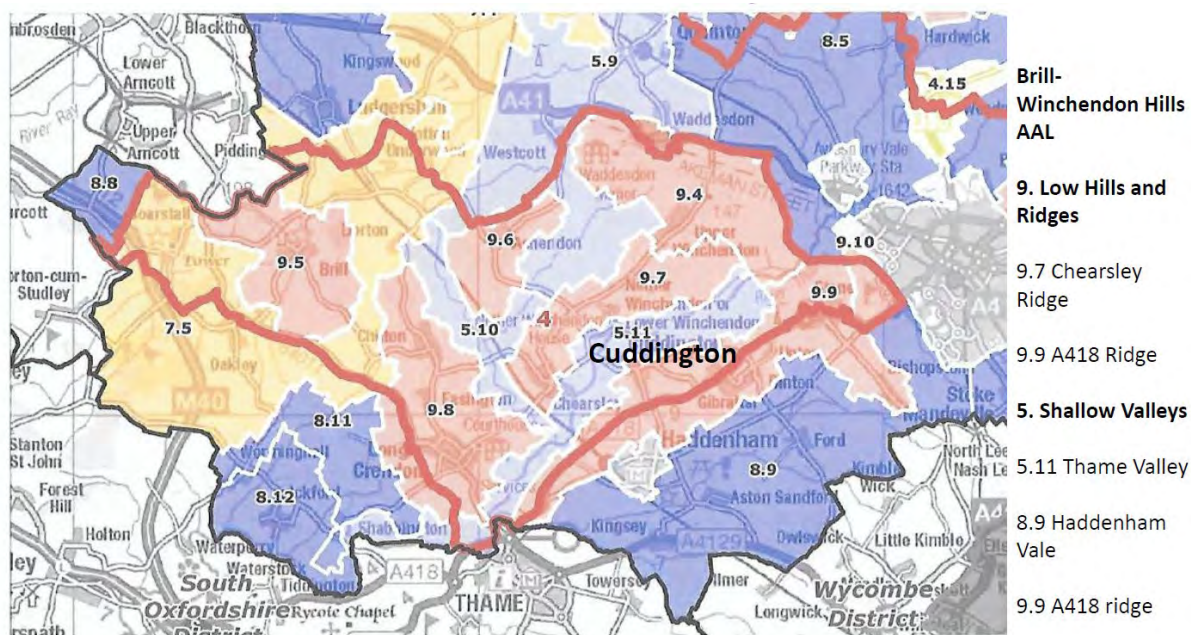The local network of footpaths and bridleways creates a popular series of circular walks between the villages of Cuddington, Nether Winchendon and Chearsley with links to Stone and Haddenham to the west and south. The principal paths lie to the north and west of the parish.

2.4 Landscape designations: Brill – Winchendon Hills Area of Attractive Landscape (AAL)

Fig 4 Boundary of the Brill-Winchendon Hills AAL and landscape character areas

The village of Cuddington sits in the Brill-Winchendon Hills section of the Buckinghamshire countryside which was designated as a special Area of Attractive Landscape (AAL) by Buckinghamshire County Council (BCC) in 1979.   In their report, BCC described AALs as:

> "An Area of Attractive Landscape (AAL) is a locally defined area under the 1971 Town and Country Planning Act which, whilst not extensive enough or of such outstanding natural beauty as to merit national recognition under the 1949 National Parks and Access to the countryside Act, is of sufficient county-wide value as to justify the application of the same planning restrictions on development as apply to the Chilterns Area of Outstanding Beauty in the county structure plan."

This description of the Brill-Winchendon Hills region as an AAL was continued thereafter by successive local plans, including the Aylesbury Vale District Local Plan 2004. In 2008, AVDC followed up by a detailed Landscape Character Assessment report, which has become the primary evidence base for dividing the district landscape (beyond towns and Areas of Outstanding Natural Beauty) into character areas. The assessment sets out landscape conservation guidelines for each landscape character area. In alignment with the NPPF, all the landscape in the district is considered to have innate 'value' but the AALs were assessed as being of the greatest significance followed by the Local Landscape Areas (LLAs).

More recently, AVDC commissioned a study by Land Use Consultants (LUC) who carried out a criteria-based assessment of all AALs and LLAs, applying a nationally-accepted methodology to what influences landscape value. This new evidence base, 'defining the special qualities of local landscape designations in Aylesbury Vale District' was published as a final report following stakeholder engagement in August 2015 and public engagement in October-December 2015. The study recommendations included the following comments about AALs:

> *'Most of the areas of attractive landscape (AALs) have stronger special qualities and are relatively higher in landscape value in comparison to the local landscape areas (LLAs), which are generally smaller scale locally valued features…….It may therefore be useful to retain the hierarchy of AALs and LLAs in order to distinguish the most valued landscapes from those that are not so greatly valued although still considered worthy of designation.'*

In its report, LUC confirmed its view that the Brill-Winchendon Hill area should continue to be designated as an AAL, describing it as "a highly valued and coherent landscape" with "strong indicators of value in all criteria, many of which relate to very strongly significant scenic and perceptual landscape characteristics and features of particular natural and cultural value."

The former AVDC re-affirmed the locally designated landscapes recommended in the LUC study in its adopted VALP 2013-2033.

The landscape around Cuddington is consistent with the special qualities of the Brill-Winchendon AAL. For example, it contains: -

- *A distinctive, coherent and intact landscape of high scenic quality provided by open rural hills and undulations and a strong settlement pattern of small nucleated (compact) villages on hilltops and dispersed isolated farms.*

- *Landmark features, many of which are listed, relate to the landscape including church towers and the Brill windmill.*

- *Fine and exhilarating long distance and panoramic views across rural countryside from many vantage points at crests of inclines.*

- *Quiet and tranquil with a lack of intrusion from large development or major roads, and some remote areas. Sense of dominance of the landscape and seasonal colours of agricultural fields. Picturesque river valley landscape of the Thame.*

- *Number of Conservation Areas reflecting the historic value of a number of the attractive villages and listed historic buildings of natural materials which add great texture, richness, variety and interest to the landscape. The landscape provides a strong setting to the many villages and Conservation Areas.*

- *Strong ecological integrity across the landscape, with designated sites linked through areas of woodland and hedgerows.*

- *Concentration of features of cultural historical value which provides a strong sense of history and sense of place, including a number of Scheduled Monuments. Notable preserved examples of earlier enclosed fields around Brill.*

- *Provides a backdrop and sense of enclosure to the Vale of Aylesbury to the north and the small valley of the Thame in the south of the area*

2.5 Landscape Character Areas

Cuddington village sits at the junction of Landscape Character Area 5.11: Thame Valley and Landscape Character Area 9.9 : A418 Ridgeline – see Fig 5 below.

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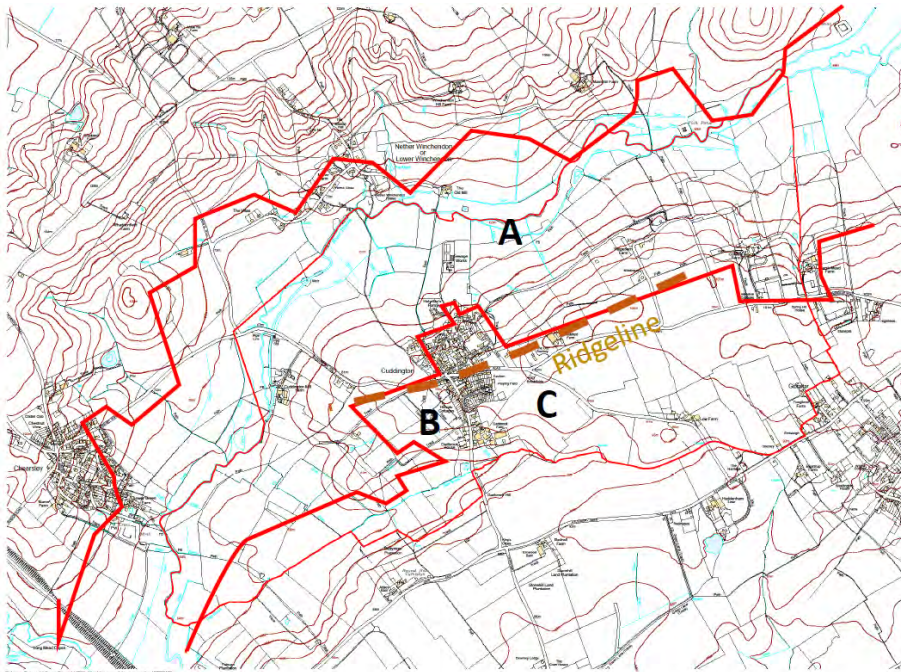
Landscape areas
A
Character area
5.11 Thame valley
Mixed arable pasture
Well-used footpath network
Long views across and within the valley
Hedgerows and trees
Adjoins the Cuddington Conservation area
B
Character Area
9.9 A418 Ridge -West facing
Allotments and arable
Views west towards Chearsley
Good footpath network
Low hedges
Adjoins one SW part of the Conservation Area
C
Character Area
9.9 A418 Ridge – South facing
Mainly arable
Playing fields
No footpaths near Cuddigton
Low hedges
Open views towards traffic on the A418
Adjoins area of more recent housing in Cuddington

Fig 5 Landscape character areas

The A418 Ridge character area has been divided into two sub areas (B and C) reflecting the different land use in each and the greater density of footpaths to the west, between Cuddington and Chearsley.

The Thame Valley (Area A) is described in the AVDC Landscape Character Assessment Report May 2008 as follows:-

This is a small river valley with gently sloping ground where the landscape is contained by the surrounding higher ground of ridges. The landscape is predominantly pastoral with a scattering of small woodlands. There are some areas of prairie farming on the edges of the area but the historic pre 18th century landscape pattern has been retained in most of the area and the meadows adjacent to the river are of particular note.

The area of greatest visual appeal is generally close to the meandering river where the bank side vegetation, historic buildings, such as mills and bridges, and a range of habitats create a rich and lively landscape. Mature pollarded willows are a consistent landscape feature along most of the river. Away from the river the landscape quality is more varied.

The villages which border the area have retained the link between the historic settlement and the river valley. The churches are a focal point of views within the valley. Much of the valley is inaccessible by road. The Thame Valley Walk and other footpaths give access to tranquil areas, which feel slightly remote, but farms or village edges are generally visible.

Hedgerows are sometimes in a poor condition or have been lost or replaced with post and wire fencing. This is, however, generally an intact landscape with an enclosed intimate character and great visual interest. However, in the area between Long Crendon and Thame, the industrial estate and the road junction disrupt the landscape pattern and are visually intrusive.

Fig 6 View north towards Thame Valley

Landscape Areas B and C fall within the A418 ridge character area and are described in the AVDC Landscape Character Assessment Report May 2008 as follows :-

Locally prominent low ridge with contrasting sides in terms of settlement, tree cover and topography. The A418 ridge is overlooked by the ridge on the north side of the Thame valley. There is a distinctive transition from a more mature, wooded landscape with settlement in the east towards an open intensively arable landscape with well-trimmed hedges in the west. This is exaggerated by the openness of the landscape around Haddenham airfield. This also applies to the ridge where it extends towards Bishopstone.

The northern face of the ridge generally has steeper slopes with grassland areas and narrow fields and paddocks running down the valley sides particularly noted at Gibraltar and also around the settlement of Dinton. There are also narrow shelter belts that run down the valley sides in harmony with the field pattern. In contrast the shorter Bishopstone ridge is predominantly arable land however, the pattern is interrupted around the settlement where there is a greater concentration of smaller fields in pastoral land use.

Fig 7 View east towards Chearsley

Fig 8 View south towards the A418
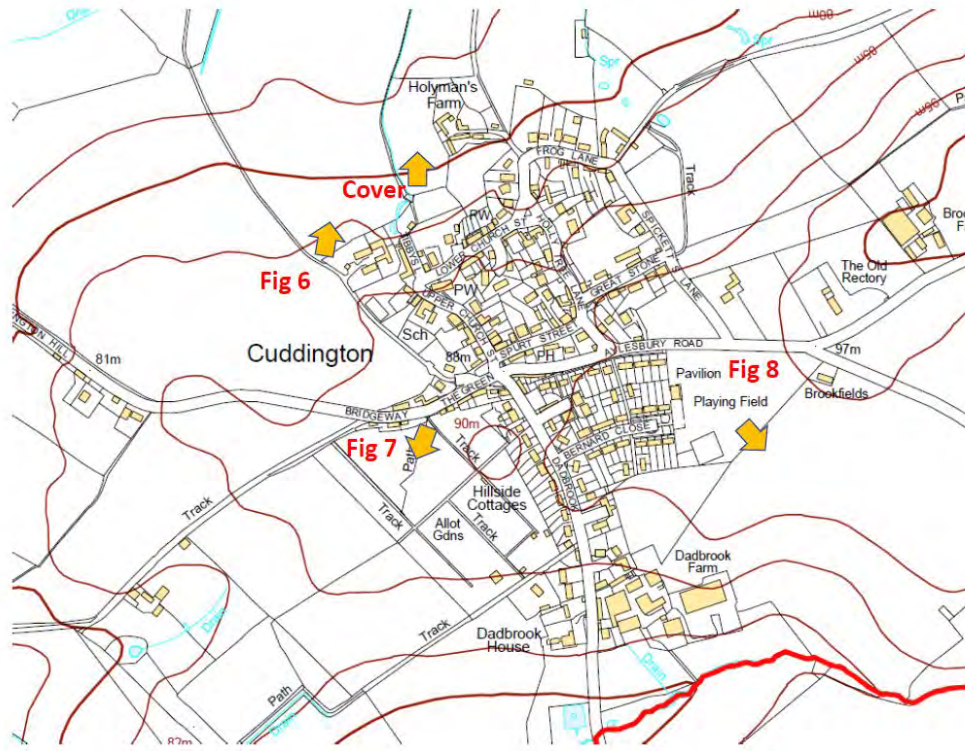
Location of landscape photographs

Fig 6
Viewpoint and direction of view

Fig 9 Location of views

3. LANDSCAPE POLICY

National Planning Policy Framework (NPPF) July 2021

NPPF seeks to avoid duplication of policies (Para 16f)) and reference has been made to VALP policies to ensure that any proposed NP policies are not duplicating the protection afforded to the Landscape in the Local Plan.

Particular note is made of the advice in Para 174 which states *that 'Plans should. allocate land with the least environmental or amenity value...' and 'take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure'...*

[NPPF Definition: **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities].

The NPPF includes guidance on policies for: -

- Promoting healthy and safe communities
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

The relevance of these to Cuddington is that the village relies on its landscape setting to provide its:-

historic context (for the Conservation Area and Listed buildings),

- rights of way for recreation
- views for amenity and a visual connection to the surrounding countryside
- access to greenery and nature for well-being

The landscape setting of Cuddington performs these multiple roles in a way that is consistent with the definition of green infrastructure (see above).

The NPPF offers the opportunity to protect some of these assets through a Local Green Spaces policy (para 101 to 103).

Vale of Aylesbury Local Plan (VALP)

The relevant landscape policies in VALP are:-

- BE1 Heritage assets
- C4 Protection of public rights of way
- I1 Green infrastructure
- NE4 Landscape character and locally important landscape
- NE8 Trees, hedgerows, and woodlands NE1 Biodiversity and geodiversity

These policies provide adequate protection for the landscape within and around the village with additional protection being provided through proposed Cuddington Neighbourhood Plan policies: -

CDN 01 : Settlement boundary – to restrict new development to areas within the existing built-up envelop of the village and protect its landscape setting

CDN 02 : Important Local Views- to protect and conserve important views into and out of the village. This policy also covers views along the approaches to the village to conserve the distinctive character of the settlement and its relationship with the surrounding countryside.

References

Defining the special qualities of local landscape designations in Aylesbury Vale District
Final Draft Report prepared by LUC October 2015

Aylesbury Vale District Council & Buckinghamshire County Council Aylesbury Vale Landscape Character Assessment May 2008

Aylesbury Vale District Council & Buckinghamshire County Council Aylesbury Vale: Areas of Sensitive Landscape May 2008

2017 to 2033

REGULATION 15 SUBMISSION

JUNE 2021

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APPENDIX C : IMPORTANT LOCAL VIEWS

CUDDINGTON NEIGHBOURHOOD PLAN

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APPENDIX C: IMPORTANT LOCAL VIEWS

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1. INTRODUCTION

1.1 The village and its environment are described in the following reports:

- Appendix A: Cuddington Neighbourhood Plan: General Evidence base

- Appendix B: Appendix C: Cuddington Neighbourhood Plan: Landscape

- Appendix C: Cuddington Neighbourhood Plan: Important Local Views

- Appendix D: Cuddington Neighbourhood Plan: Built Environment

- Appendix E: Cuddington Neighbourhood Plan: Social Infrastructure

- Appendix F: Cuddington Neighbourhood Plan: Traffic

1.2 Appendix C describes the views that link the village to the surrounding landscape and contribute to the unique identity of the settlement.

1.3 Views are grouped into two categories: -

- o   General views within the village and at the approaches
- o   Important local views from and towards the village

The latter category is the subject of Policy CDN 03 in the CNP. It aims to protect the amenity and setting of the village and its heritage assets.

2. GENERAL VIEWS WITHIN THE VILLAGE

Fig 1 Views from within the village .

(From top left clockwise – Bernard Close, Bridgeway, Dadbrook, Tibbys Lane, Lower Church Street/Frog Lane, Lower Church Street , Great Stone, Dadbrook).

2.1 The village benefits from views over the surrounding landscape from local footpaths and, because of the topography, from viewpoints within the settlement itself. This enhances the visual relationship between the village and its setting and contributes to the unique character of Cuddington.

2.2 Fig 1 shows a selection of views from roads within the village. These have been included as background information and are not proposed as Local Important Views for policy purposes.

3. GENERAL VIEWS OF THE APPROACHES TO THE VILLAGE

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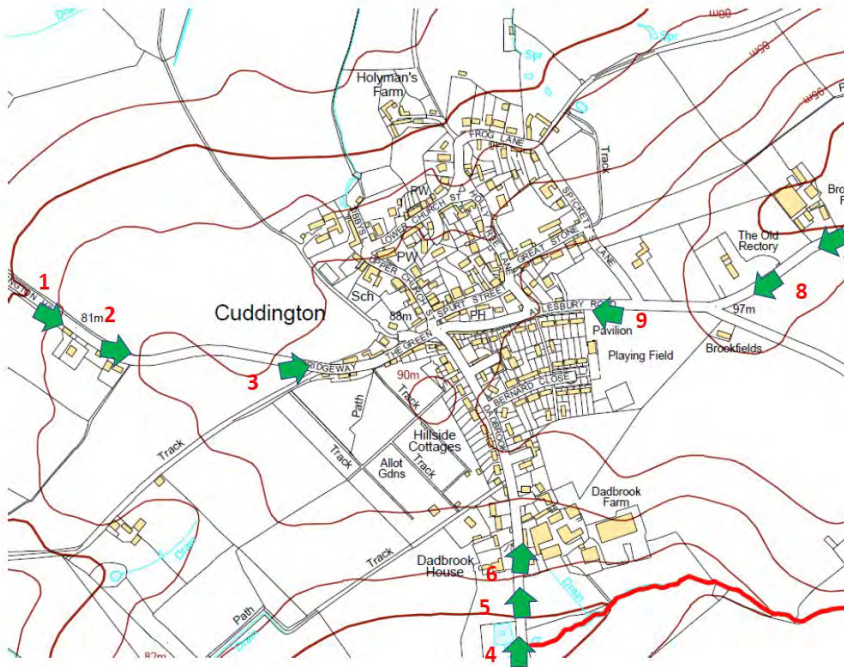
General views at approaches to the village

1 Viewpoint and direction of view

Approach from the west along Bridgeway

Approach from the south along Dadbrook

Approach from the west along Bridgeway

4. IMPORTANT VIEWS OUTWARDS FROM THE EDGE OF THE VILLAGE

Important views from public spaces and footpaths

1 Viewpoint and direction of view

1 Bridleway 6
2. Frog Lane
3. Great Stone / Spicketts Lane
4. Footpath 3
5. Playing Fields
6. Footpath 8 and allotments
7. Footpath 14
8. Footpath 13
9. Footpath 14,16 and 13 junction
10. Footpath 1
11. Footpath 2
12. Footpath 2
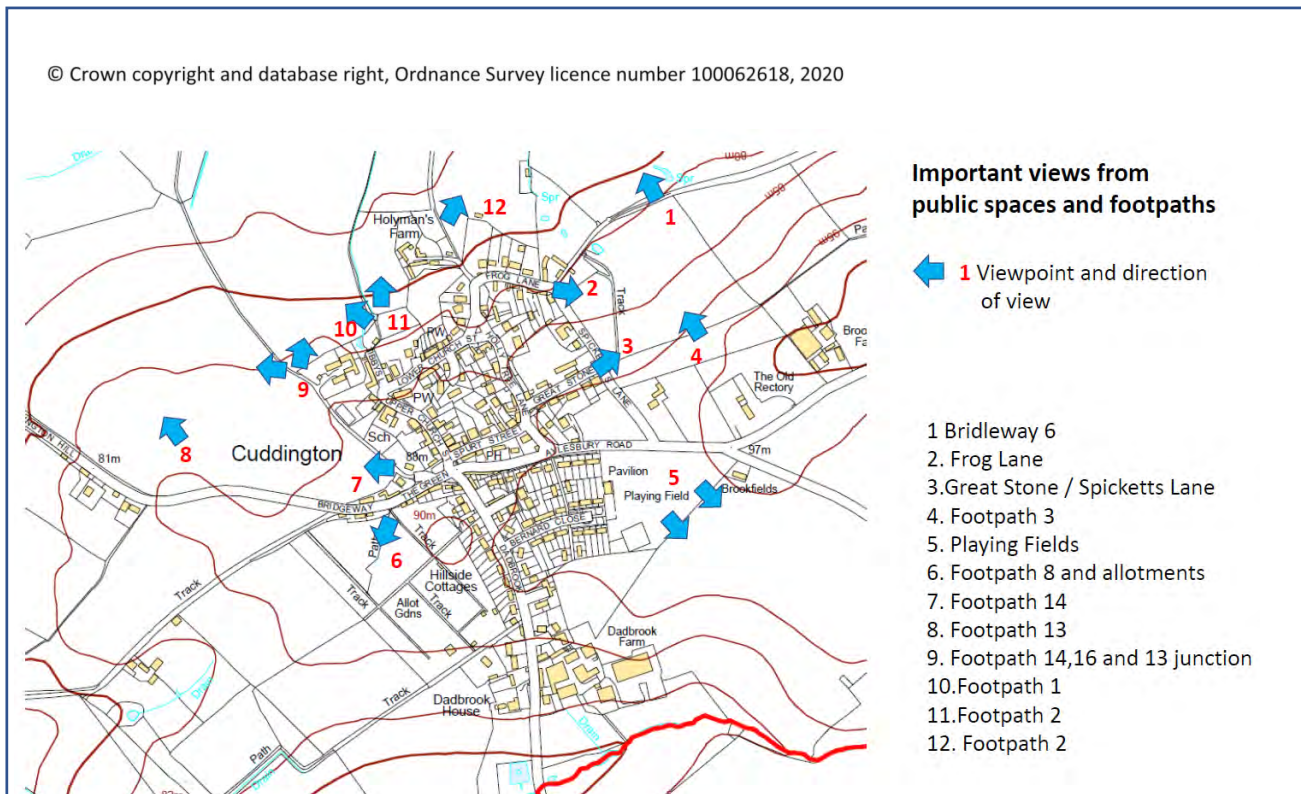
Fig 2 Locally important views outwards from the village

4.1 Fig 2 identifies important, publicly accessible, views that should be retained and protected to conserve the character and appearance of the village.

4.2 Each view is described below , alongside a sample photograph of the view .

View 1	
Description	Panoramic view northwards over the Thame valley
Viewpoint	Bridleway 6
Comment	Bridleway 6 is largely enclosed by boundary hedgerows and trees but offers views over the valley through gaps and gate openings.

View 2	
Description	Vista towards open farmland east of Spicketts Lane.
Viewpoint	Frog Lane , within the Conservation Area
Comment	The view shows the end of the built-up area and the relationship with the countryside that wraps around the eastern side of the Conservation Area. The foreground shows old village cottages ,including two listed buildings. Note the absence of footpaths and street lighting.

View 3	
Description	Vista towards open farmland and FP 3 east of Spicketts Lane.
Viewpoint	Great Stone in the Conservation Area
Comment	The view shows the end of the built-up area and the relationship with the countryside that wraps around the eastern side of the Conservation Area.
	The foreground includes a listed structure on the left. Note the absence of footpaths and street lighting.

View 4	
Description	Panoramic , elevated views over the Thame valley to the north
Viewpoint	FP 3
Comment	The view includes the eastern edge of the settlement and listed buildings at Great Stone and Frog Lane. Spicketts Lane provides a well-defined physical boundary between the village and its rural setting.

View 5	
Description	Open view south over farmland towards the A418
Viewpoint	Playing Fields
Comment	The playing fields sit on a ridgeline and offer extensive views southwards over farmland , enhancing their recreational and amenity value

View 6	
Description	View towards the southern part of the allotments and Chearsley to the west
Viewpoint	FP8
Comment	FP 8 provides foreground views of open pasture and elevated views from the ridgeline to the wider countryside to the south and west

View 7	
Description	Panoramic and elevated view north over the Thame valley and west to Chearsley
Viewpoint	FP14
Comment	The track forms the western edge of the settlement and provides extensive vistas of farmland within a short distance of the centre of the village. The route is popular with walkers and families as it provides a paved track between Cuddington and Nether Winchendon.

View 8	
Description	Panoramic and elevated view north over the Thame valley and west to Chearsley
Viewpoint	FP 13
Comment	FP 13 forms part of the main path between Cuddington and Chearsley and is well-used by walkers .

View 9	
Description	Panoramic and elevated view north over the Thame valley
Viewpoint	Junction of FP13,14,16
Comment	FP 14 is in the foreground and is the principle accessible route between Cuddington and Nether Winchendon

View 10	
Description	Panoramic and elevated view north over the Thame valley
Viewpoint	Junction FP1 and FP16
Comment	Open view of countryside from the edge of the settlement

View 11	
Description	Panoramic and elevated view north over the Thame valley with the Listed Holymans Farm in the foreground
Viewpoint	FP2
Comment	View of the countryside form the end of Tibbys Lane illustrates how views of the countryside are close to the centre of the village

View 12	
Description	Panoramic view north over the Thame valley
Viewpoint	FP2
Comment	The view is a short distance from Lower Church Street and Frog Lane

5. IMPORTANT VIEWS INWARDS TOWARDS THE VILLAGE
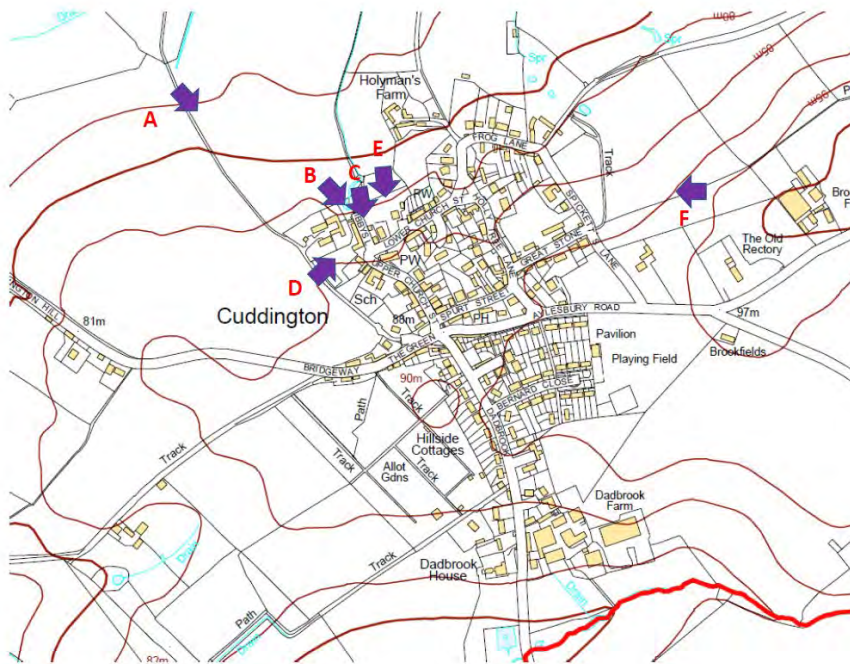
Important views into the village

A Viewpoint and direction of view

A	Footpath 14
B	Footpath 16
C	Tibbys Lane
D	Footpath 14
E	Footpath 2
F	Footpath 3

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5.1 Views into the village illustrate the well-defined boundary between the settlement and the surrounding countryside. They also provide views of listed buildings and in particular the two Grade II* listed buildings – Tyringham Hall (C16 and 1609) and St Nicholas Church (C13) .

View A	
Description	Views towards the northern edge of Cuddington with Tyringham Hall and the Church tower on the skyline. The bungalows in the foreground are outside the Conservation Area.
Viewpoint	FP14
Comment	The roofscape steps up from the edge of the village towards the taller buildings in the centre and reinforces the status of the heritage buildings,

View B	
Description	Views southwards towards Tyringham Hall and the Church
Viewpoint	FP16 and FP1
Comment	The lower buildings in the foreground frame views of the church , that sits on the ridgeline.

View C	
Description	Vista towards the Church tower looking south along Tibbys Lane
Viewpoint	Tibbys Lane
Comment	The Church tower forms a landmark at the end of the vista showing the close visual and physical proximity between the centre of the village and the surrounding countryside.

View D	
Description	Glimpsed views of Tyringham hall and the church through boundary planting along FP14
Viewpoint	FP14
Comment	Residential gardens define the western edge of the settlement but still afford occasional views of the Church

View E	
Description	View south across the field towards the cottages on Lower Church Street and the Church Tower
Viewpoint	FP2
Comment	The variation of building heights and the boundary planting provide an attractive transition between village and countryside. It also provides a setting to the Church tower on the skyline emphasising its architectural, cultural and historic importance.

View F	
Description	View towards the eastern edge of the village
Viewpoint	FP3
Comment	Low buildings and vegetation along Spicketts Lane frame views of the Church tower in the distance and provide a well-defined settlement boundary

Cuddington Neighbourhood Plan

2017 to 2033

REFERENDUM VERSION

MAY 2022

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APPENDIX D: BUILT ENVIRONMENT

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Appendix D describes the built fabric of the village. It defines the unique character, design and materials of the buildings that, along with the Conservation Area appraisal, will help to guide proposals for new development.

2. CHARACTER AREAS

The methodology for the Cuddington character assessment is based on *'How to prepare a character assessment to support design policy within a neighbourhood plan: Planning Aid England'* *at* https://www.stroud.gov.uk/media/1472/how-to-prepare-a-character-assessment.pdf

Seven character areas were identified in Cuddington as shown in Fig 1 below.

1 Upper Green
2 Village Centre
   (Upper Church Street)
3 Lower Church Street,
   Church Close and Lower Green
4 Holly Tree Lane, Spurt Street,
   Great Stone, Spicketts Lane
    and Frog Lane
5 Swan Hill
6 Bridgeway
7 Dadbrook
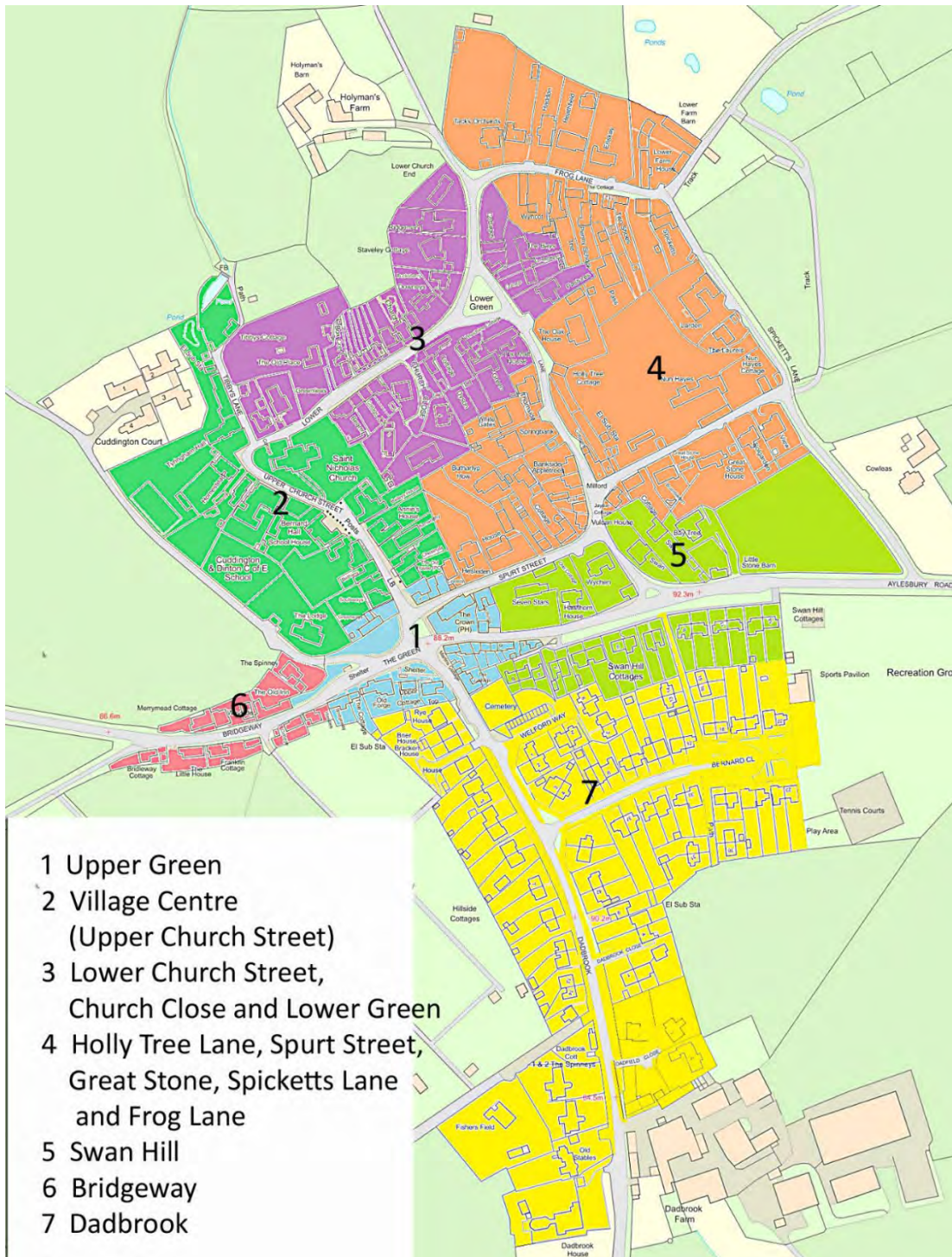
Fig 1: Character areas

Areas 1 to 6 approximate to the area of the Conservation Area Statement but include additional parts of the settlement that contribute to the overall built environment as follows:

- properties on the north side of the Lower Green and Frog Lane (incorporated into Area 3);

- the two modern bungalows at the eastern end of Great Stone (in Area 4); and

- Swan Hill Cottages (in Area 5).

Area 7 encompasses the housing on Dadbrook and Bernard Close.
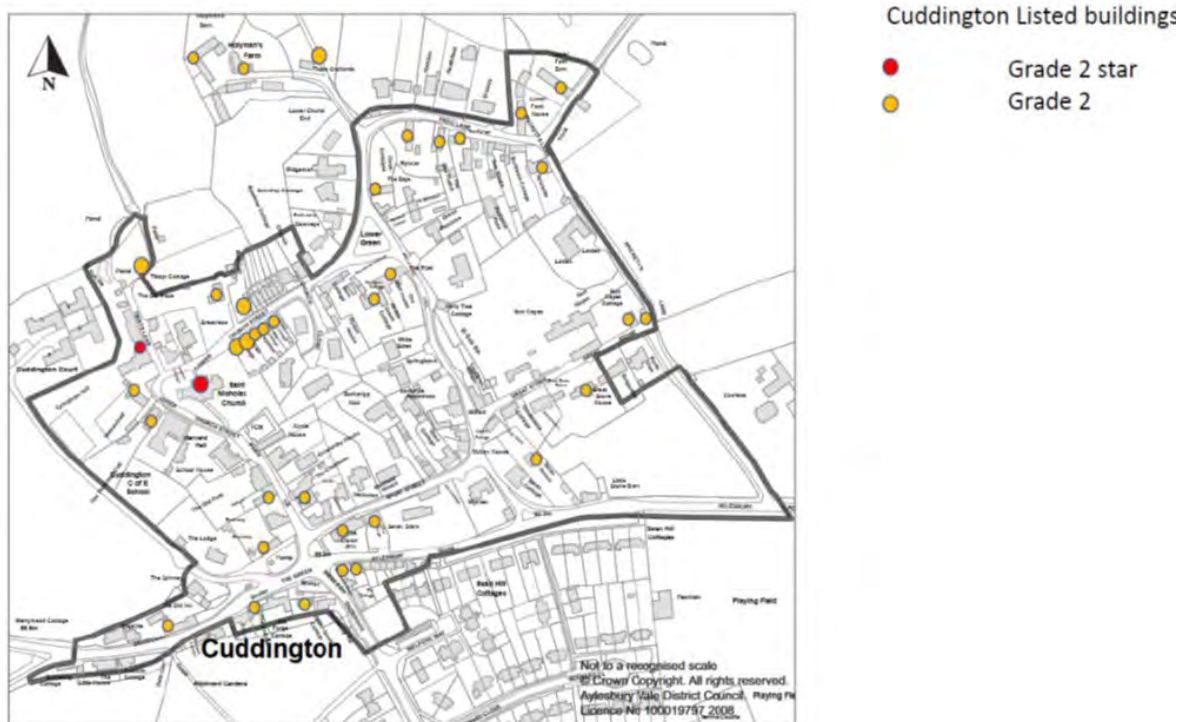
Fig 2 . Map of Cuddington Conservation Area

The overall character of the Conservation Area is described in the Conservation Area Statement as follows :-

" The village is sited on land falling away northwards to the Thame valley. Winchendon Hill rises on the other side of the valley and there are fine landscape views out from the village lanes in this direction and also to east and west. The attraction of the village lies partly in its structure of narrow, winding lanes usually with grassed banks and enclosing walls; there are two greens onto which these lanes open out.

The village contains buildings of varied dates; thatched and timber framed buildings and the stone Tyringham Hall date from the 15th to 17th centuries, whilst many good, later, brick buildings include the Victorian group of school and school-house and the early C.20 Village Hall".

The Conservation Area Statement describes the area by reference to the main streets and spaces rather than by area. It is included here as a context for the description of the areas that follows :-

The Upper Green

"To the south of the village on the higher land lies The Green. This is flanked by the C.56 road but derives a unity from its enclosure by mainly colourwashed, small scale, scattered cottages. The three approach routes culminate in The Green, although in each case the view is contained before The Green is revealed. The rural approach from Chearsley, to the west, leads to an entrance of pebbledashed or whitewashed cottages along Bridgeway which contain the eye round a bend in the road. The road then opens out onto The Green and reveals, in the foreground the chestnuts by the Lodge and beyond the group of low buildings round the Crown Inn.

Entering from the south along the C.66 road the land rises quite sharply. The route is bordered by inter- and post-war housing but beyond this the old village is heralded by the roofs of the tight little terrace along the C.56 and of the large brick house across The Green (Southways) which marks the entry to the older village".

Upper Church Street

"The Church of St. Nicholas, of Norman and early English date, is a focal point of distinction; its rubblestone structure and tree setting are clearly visible from the western approach road and from the lower lying northern parts of the village. The buildings around the church are of large scale and the roofs form a fine group when seen from the Chearsley approach. The fine C.17 Tyringham Hall built in coursed rubblestone forms a visual pivot at the junction of Upper and Lower Church Streets. Upper Church Street is the most 'urban' street. It is wider, has no green verges and contains the larger buildings. The buildings are predominantly of stone and tile and all are of individual architectural interest but curiously do not blend into a special townscape group".

Lower Church Street

"Looking along Lower Church Street from Tyringham Hall are two terraces of low cottages: One is C.19 of brick and slate, the other is earlier of mixed materials and great charm. The street here is kerbed, with paved footpaths but it becomes more rural with grass verges before opening out onto the sloping, triangular Lower Green. Here, at ends of the Green, are two good informal groups of cottages mostly colourwashed, one of thatch and tile, the other of tile, slate and thatch. Lower Green is well enclosed by low walls and hedges and the exits to Frog Lane and Hollytree Lane are still distinctively rural".

Frog Lane

"Frog Lane has a long containing, witchert wall screening new development on its northern side. Its southern side has a grass verge and two pleasant groups of cottages, one thatched and the other tiled; this last forms an attractive enclosure framing a view of rising pasture land to the east. This little enclosed street is most attractive and the scene becomes quite rural on turning the corners at each end".

Spurt Street ,

"Spurt Street contains some very good buildings, with the two thatched buildings (Pitchings and the Crown Inn) forming a townscape group, which relate well to the long thatched cottage north of The Green".

Spicketts Lane , Great Stone and Holly Tree

"The three other lanes are rural; Spicketts Lane along the eastern boundary of the village remains essentially a country lane. It drops away quite steeply northwards and open agricultural and woodland views afforded to the east and north are very good. At the southern entrance are townspace views across a paddock and this is still a pleasant rural access to the village, although a new development to the west of the junction with the Aylesbury Road has detracted slightly from the rural feel. Hollytree Lane is characterised by stone and witchert walls and grass banks. Great Stone appears a rural lane in spite of the dwellings to the south. Fine witchert walls and barns abut the road on the northern side, and grass verges and hedges enclose the south".

Upper	
	8
Topography	Broad ridge
Land use	Mainly residential, pub, hairdresser, village green and Baptist burial ground
Layout	Crossroads with broad green verges Buildings are set back from the green itself, apart from row of houses opposite pub on Aylesbury Road which face directly onto narrow footway
Roads, streets, routes	Footways on three sides, bus laybys. Bridgeway and Dadbrook form the dominant through route, a major link to the A418 from the north and west. Upper Church Street is the route down into the old village. Track leads off NW corner towards Nether Winchendon
Spaces	Broad verges and green Pub car park with terrace Burial ground is hidden behind wall and railings
Buildings	Mostly 2 storey housing Roofing is a mix of slate, tile and thatch Walls are stone, brick and witchert, main colours are white, cream and buff, with black woodwork and rainwater goods Regular even casement windows (sash windows on Southways) Few dormer windows – upstairs from hairdresser on corner of Spurt Street is the exception Few gardens adjoin the upper green; they are behind high hedges.
Landmarks	Pub sign Best Kept Village sign Pump
Green and natural features	Horse chestnut trees flanking the gateway to the track to Nether Winchendon, substantial pine on south side of green, various smaller evergreens around the edge
Streetscape	2 bus stops with shelters Bench on west side of pub and on north side of the green outside Southways Power pillar on SW corner of crossroads
Views	The area offers the first view of St Nicholas church as you approach the village

Village	
Topography	Gentle and steady slope down to the north on Upper Church Street
Land use	Mixture of residential, retail and community buildings (village hall, St Nicholas church, school)
Layout	Buildings are irregularly placed along Upper Church Street, with degree of setback and footway varying, with some houses adjoining, some buildings detached Some small front gardens and general greenery facing the street Road wraps around churchyard
Roads, streets, routes	Footways are intermittent, some asphalt and some old stone setts (outside Annie's House) Boundaries between carriageway and footways are ambiguous
Spaces	Widening of road opposite Bernard Hall with noticeboard and telephone box
Buildings	Mostly 2 storey housing Roofing is a mix of slate, tile and thatch Chestnuts, shop, and Annie's House have shallow arched brick lintels Walls are stone (rough rubble sides and painted brick facing), brick and witchert, main colours are white, cream and buff, with black woodwork and rainwater goods Tyringham Hall stands out as a taller stone building with many decorative features facing south up Upper Church Street The Old Place is hidden behind high wall to north of Lower Church Street on large plot – little connection with street
Landmarks	St Nicholas Church School Tyringham Hall Bernard Hall
Green and natural features	Lime trees and yews in churchyard Horse chestnut at front of Chestnuts
Streetscape	Old phone box and noticeboard opposite Bernard Hall give sense of a civic location
Views	Glimpses north through gaps towards Ashendon/Upper Winchendon over Thame valley

Lower	
Topography	Continues slope to north east
Land use	Residential and Methodist church
Layout	Row of cottages on the north side with small gardens
	Cottages on south side of Lower Church Street about the footway. Detached houses towards the Lower Green
	Church Close is a cul-de-sac of newer houses.
	North side of Lower Green has houses set back behind front gardens with off-street parking
	South side of Lower Green has green banked verges with unclear boundaries between private and public space, Skittle Green Cottage tucked away from street.
	East side of Lower Green has smaller cottages set well back behind hedges, outbuildings and high trees
Roads, streets, routes	Footways on both sides but parking on north side obstructs the footway
Spaces	Lower Green is a raised grass space with stone stepped edges
Buildings	Mostly 2 storey housing
	Roofing is a mix of slate, tile and thatch
	Terraced cottages on Lower Church Street
	Church Close has extended bungalows, very secluded infill of 4 houses
	Lower Green: North side – 20th Century detached 1 or 2 storey houses in stock brick, South and East sides – mix of older timber-framed, brick, witchert and stone, mix of roofing materials – older houses dominated by red tiles
Landmarks	Methodist Church (Wesleyan Chapel) 1894
	Green
Green and natural features	High trees (copper beech at The Old Place, silver birch at the Malthouse, beech at Witchert Cottage)
Streetscape	Overhead electricity and telephone wires at Lower Green
Views	Views north across vale

Holly Tree	
Topography	Parallel to ridge, gentle slope (Holly Tree Lane heads down to north)
Land use	Residential
Layout	Some houses abut the footway, others set back (larger properties on south side and Butharlyp Howe, Rose Cottage and Appletrees set down private lane)
	Thornside/White Gates - another small close of infill houses (mid to late 20th C)
Roads, streets, routes	Very limited footways (none on Great Stone or Frog Lane, old stone path on verge of Holly Tree Lane is overgrown by grass)
Spaces	Nunhayes encloses a large area of private land
Buildings	Mostly cottages of various ages, some more substantial houses
	Mix of stone, brick, witchert, wood cladding, brick (decorative panels on Vulcan House and Wellfield House)
	Mix of roofing – tile, thatch (esp on Frog Lane)
	Parking alongside several houses
	Substantial outbuildings on Spurt Street and Great Stone
	Cluster of older cottages at west end of Great Stone
	Farm buildings (inc some converted parts) at Nunhayes
Landmarks	Thatched "shed" at Nunhayes Cottage
Green and natural features	Fir trees, sycamores and hawthorns on Spicketts Lane form boundary with pasture
	Substantial trees along fringe of village at rear of houses on north side of Frog Lane, especially at Tacks Orchard. Wide range of species.
	Weeping willow, copper beech and fig on Spurt Street
Streetscape	High witchert wall and no footway on Great Stone and Frog Lane
	Wall on north side of Frog Lane screens newer houses behind them, with new openings
Views	Views east along Great Stone and Frog Lane to pasture

Swan Hill	
Topography	Continuation of ridge towards east
Land use	Residential
Layout	Cottages on south side set back and at top of embankment
	North side gives screened view of rear of larger houses on Great Stone behind high rendered and stone walls
	New development at rear of Great Stone House
Roads, streets, routes	Aylesbury Road is busy road
	Raised footway outside Swan Hill Cottages
Spaces	Small rough triangle of grass at junction with Holly Tree Lane
Buildings	Painted brick – similar to houses in Bernard Close but painted and generally made to look older (e.g. timber door, sage green window frames)
Landmarks	
Green and natural features	Cherry trees on banked grass verge in front of Swan Hill cottages
Streetscape	Parking bay along foot of embanked footway
	Irregular mix of low hedges, fences and walls
Views	

Bridgeway	
Topography	Western continuation of ridge with slight drop
Land use	Residential
Layout	Houses straggle along road, uneven spacing and setback
Roads, streets, routes	Busy route to Chearsley and Long Crendon Gardens are mainly hidden behind high walls Narrow pavements on north side
Spaces	
Buildings	All 2-storey housing, mainly old properties (eg Bridgeway, The Old Inn) and houses with some modern features (velux windows, steep pitched tile roof, carports). The Old Inn has rare horizontal sliding windows. Roofing is a mix of slate and thatch, with tiles on newer properties Walls are stone, brick and witchert, main colours are white, cream and buff, with black woodwork and rainwater goods Unique lime render reliefs on Franklin Cottage Original 19th century cast iron railings at Wayside
Landmarks	
Green and natural features	Verge from Upper Green towards Chearsley planted with shrubs and trees, including a Robinia (false acacia). Large specimen copper beech tree in Wayside garden visible through space between houses
Streetscape	The bridleway heading south west gives access to footpath routes to Chearsley and Haddenham Access road to Cuddington Allotments of south side of Bridgeway
Views	Views to the north of the ridge between Winchendon and Chearsley

Dadbrook	
Topography	A southward bulge in the ridge
Land use	Residential
Layout	Regular modest-sized plots with front gardens Dadbrook Close is a courtyard style group of newer houses
Roads, streets, routes	Dadbrook has significant levels of traffic Bernard Close is crossed by a footpath from Swan Hill south to Dadbrook Farm Bernard Close opens out at eastern end with shared parking area
Spaces	Wide grass verges Verges in Bernard Close broken up by gardens used for off-street parking Parking area off Welford Way
Buildings	Mainly post-war brick houses, bungalows in Welford Way and on path off Bernard Close, otherwise two storeys White facias, mainly tiled roofing Mostly modern (uPVC) windows, irregular porches Row of garages in Welford Way Houses on west of Dadbrook with hipped roof features and small dormers
Landmarks	Dadbrook Cottage
Green and natural features	Small trees in front gardens, ornamental cherry and walnut on corners of Bernard Close
Streetscape	Bench on landscaped corner of Welford Way, by noticeboard Garden boundaries are a mix of hedges, fences and walls Telephone lines overhead
Views	Open views to south across farmland to Chilterns

3. UNDESIGNATED HERITAGE ASSETS OF LOCAL IMPORTANCE

Local Heritage Assets

Designated heritage assets

The designated assets (Conservation Area, Listed Buildings and archaeology) are described in Appendix A: General Evidence base

Undesignated heritage assets of local importance

In drawing up a modest list of undesignated heritage assets, care has been taken to assess each of the assets against the key heritage values defined by Historic England (and as featured in VALP) to ensure that the list includes only those assets that have genuine archaeological or architectural interest.

Locations are shown in Fig 2 (along with listed buildings). Photographs are in Annex 1.

	Asset	*Description*
1.	Well, Tibby's Lane	A historic communal asset; while little or none of original structure remains above ground, its location next to one of the main walking routes in and out of the village and the care obviously taken to maintain it indicates a strong communal function.
2.	Methodist Church	A striking late 19th century brick and stone building with gothic style arched windows and slate roof. As a place of worship it has a clear and continuing communal function but its distinctive architecture also carries significant aesthetic value.
3.	Nunhayes	Substantial building with ancient origins, notable also for the expanse of green space in its garden and the stretch of witchert wall along Great Stone. It is significant as one of the most substantial rural buildings converted to residential use and its secluded position behind other properties and screened by high witchert walls lends it string aesthetic appeal. It is also a striking feature of the village when viewed from the Winchendon ridge to the north, from where its striking architecture is evident.
4.	Cuddington and Dinton C of E School	Major community building, housing the infants' department and facing the Church. Late 19th century polychromatic brick building with gothic arched windows and decorative terracotta roof ridges. A powerful combination of communal function, aesthetic appeal and evidence of the development of the village in the 19th century
5.	Bernard Hall	1920s community building made with traditional methods in local stone, timber and herringbone brick panels, clay tiled roof and leaded windows. As with the school, this combines a continuing communal function with a conscious reference back to the aesthetics of local building methods and also serves as evidence of the development of civic buildings in the early 20th century.
6.	Annie's House	Formerly The Red Lion Inn, a substantial façade with handsome shallow curved brick lintels and well-proportioned windows. Old stone paving has been retained at the front. This house successfully preserves evidence of its former communal use.
7.	Wellfield House	Striking brick-fronted house, 1884. Elaborate decorative ironwork on veranda and first floor windows, complete iron railings along street front. Its aesthetic appeal is undeniable and it provides further evidence of the village growing in the 19th century from its predominantly agrarian roots.

| 8.	Denise's	Formerly a butcher's shop, this appears to be an old building that has been much altered. It occupies a focal point of the village and continues to serve a communal function as well as being a record of historic commerce in the village.
9.	Ha'penny Top	Part of the loose grouping of houses around the Upper Green. Traditional small windows. It appears to have been more than one dwelling in the past, with varying ground levels and partial field stone plinth ("grumplings") and as such serves as a record of the adaptation of older buildings.
10.	1 Dadbrook Farm Cottages	One of a pair of old farm cottages, stone plinth and white-painted roughcast, clay tiled roof. Well-proportioned windows, dormers. As with its immediate neighbour at 2 Dadbrook Farm Cottages, this illustrates local vernacular architecture in a location at the edge of the settlement.
11.	2 Dadbrook Farm Cottages	One of a pair of old farm cottages, stone plinth and white-painted roughcast, clay tiled roof. Well-proportioned windows, dormers.
12.	Dadbrook Farm barn	Stone and timber farm building of unknown age, striking timber frame visible from south side. This is a significant trace of local rural architecture that is also aesthetically valuable to the community.
	Traditional walls See Fig 3 below	Stone and witchert walls are a distinctive historic feature of the village, in many cases forming a street frontage. Specific locations are as follows: • Frog Lane (north side) • Great Stone (north side) • Holly Tree Lane (both sides) • Aylesbury Road (south side)
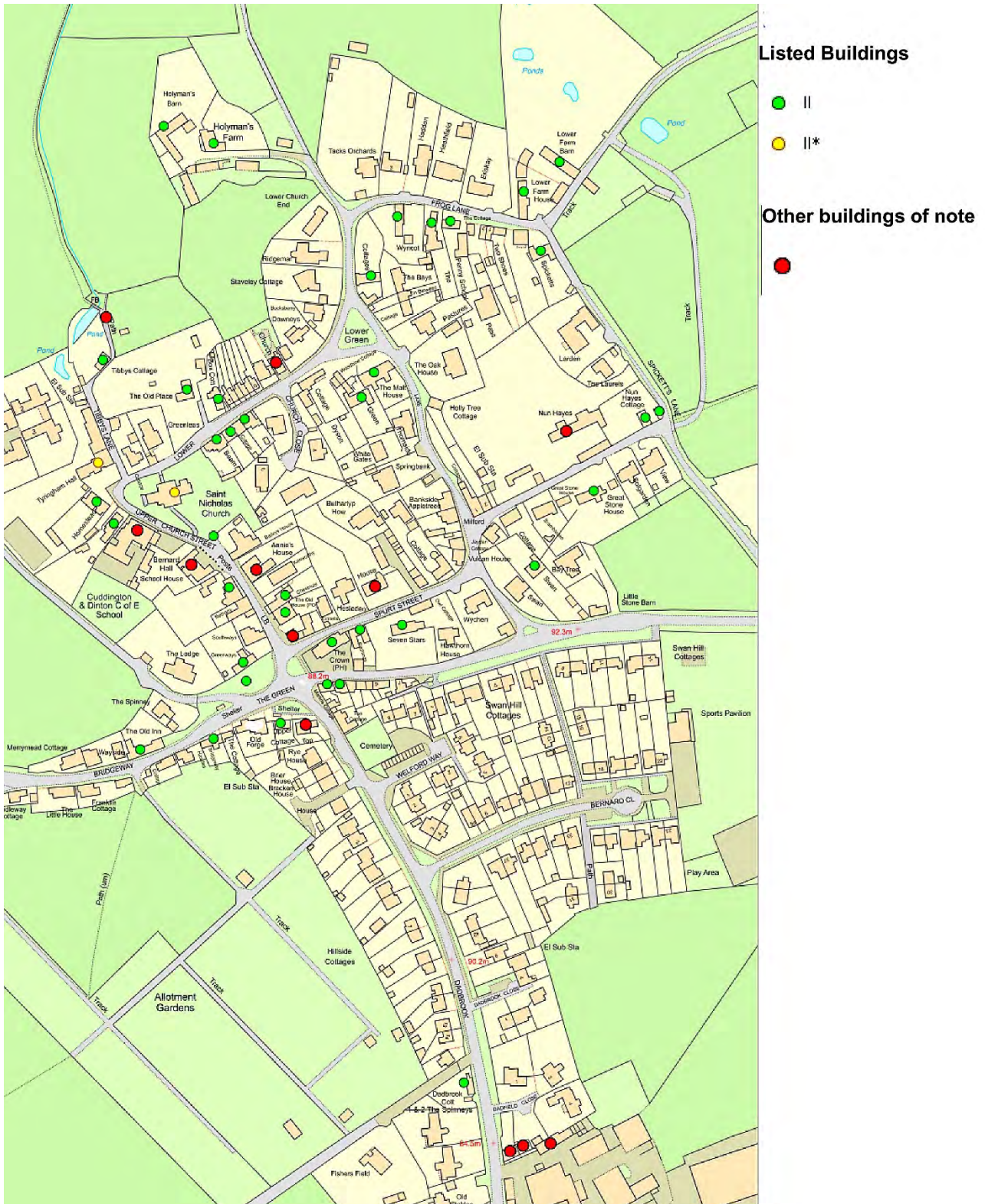
Fig 3: Listed and unlisted heritage assets within settlement boundary

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Fig 4 : Stone and witchert walls

The Conservation Area statement explains the importance of witchert to Cuddington :-

"To the west of the village, limestone is much used but elsewhere, as well as brick and timber frame, widespread use is made of witchert. This is a local method of building in clay which makes curves easier to achieve than angles and facilitates swept changes of levels in walls; the resultant outline is gentle and flowing and the boundary walls emphasise the curvature of the street pattern; the tiled copings essential for weather protection add character".

Annex 1:   Photographs

Photo 1:   Swan Hill Cottages. Note the generous spacing of houses back from the roadway, ornamental cherry trees and low boundary treatments.

2/2/19

Photo 2:   Swan Hill Cottages showing effect of greenery and pastel coloured render /brickwork

18/5/19

Photo 3: Dadbrook at junction with Bernard Close. Broad verges and small trees create a sense of openness.

2/2/19

Photo 4: Bernard Close. Well-spaced houses set back from road, generous verges and off-street parking. Note loss of some verge with front gardens given over to parking – a balancing act. Overhead telephone lines are visually intrusive.

18/5/19

Photo 5: The eastern end of Bernard Close showing view across playing field and generous shared space in front of housing.

18/5/19

Photo 6: Bernard Close – parking spaces set in shared open space.

18/5/19

Photo 7: Bernard Close – houses on path north to Swan Hill. Design and materials consistent with surroundings, and permeability along footpaths

.

Photo 8: Lower Church Street: mixed mid-20th century houses on larger plots with off street parking.

2/2/19

Photo 9: Great Stone –bungalow set back from road, low profile and views across fields.

2/2/19

Photo 10: Hillside Cottage, Dadbrook: rooflines working in harmony with planting and setback from roadway. Gaps between buildings provide views of the countryside.

18/5/19

Photo 11: Dadbrook – larger dwellings behind Dadbrook House have minimal impact on appearance of village as they are well hidden from road.

18/5/19

Photo 12: Cuddington Court – substantial bungalows screened by hedges and walls and have a low profile at an edge of the village that is appreciated for its views. Materials and techniques reflect local building traditions with witchert-effect walls. Note renewable energy installations.

18/5/19

Photo 13: Cuddington Court: a gentle boundary between village and open countryside, low profile dwellings on large plots.

18/5/19

Photo 14: Holyman's Farm – two dwellings and outbuildings surrounded by farmland.

18/5/19

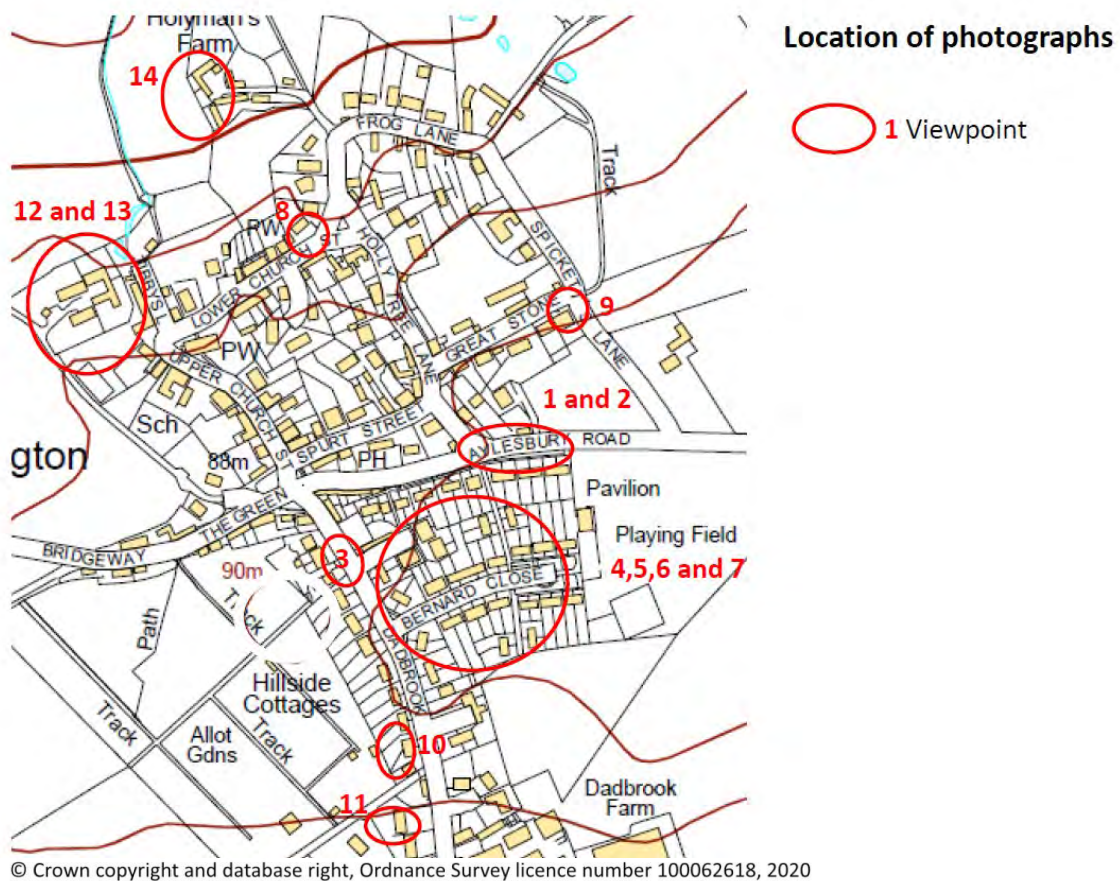Fig 5 Photo location plan

NON-DESIGNATED HERITAGE ASSETS OF LOCAL IMPORTANCE

(Photos taken on 27/9/20 unless otherwise stated)

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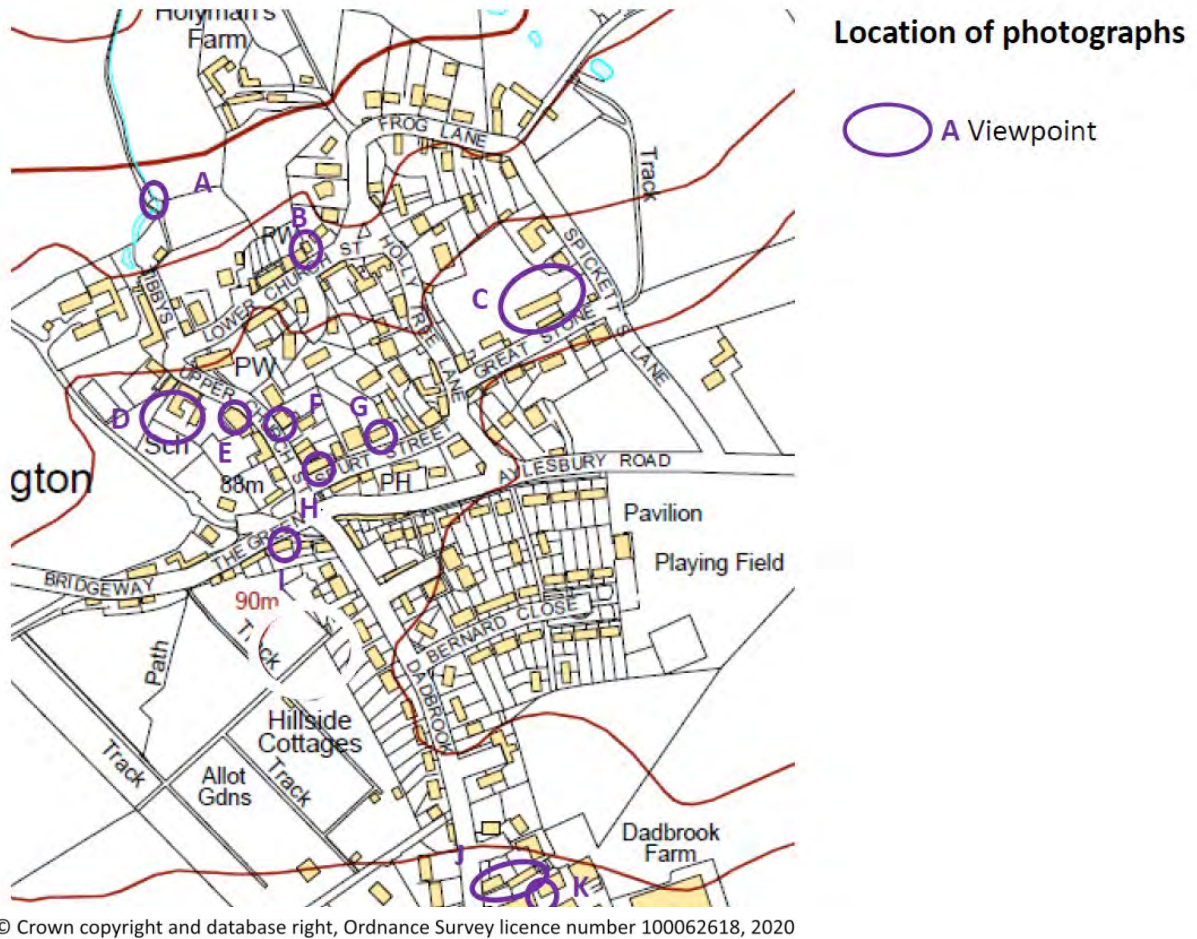
Fig 6 Photo location plan

A	Well on Tibby's Lane	
B	Methodist Church	
C	Nunhayes	

D	Cuddington and Dinton C of E School (Second photo is of unknown date)	
E	Bernard Hall	

F	Annie's House (Second photo is of unknown date)	
G	Wellfield House	

H	Denise's	
I	Ha'penny Top	
J	1 Dadbrook Farm Cottages 2 Dadbrook Farm Cottage Photo from Google Street View 2019	

K	Dadbrook Farm barn	

Cuddington Neighbourhood Plan

2017 to 2033

REFERENDUM VERSION

MAY 2022

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APPENDIX E : SOCIAL INFRASTRUCTURE REPORT

CUDDINGTON NEIGHBOURHOOD PLAN

2017 to 2033

APPENDIX E: SOCIAL INFRASTRUCTURE REPORT

Contents   Page

1. INTRODUCTION

The Cuddington Neighbourhood Plan (CNP) consists of a main document (The Plan), a Basic Conditions statement, a Consultation Statement, and the following appendices:

- Appendix A: Cuddington Neighbourhood Plan: General Evidence base

- Appendix B: Cuddington Neighbourhood Plan: Landscape

- Appendix C: Cuddington Neighbourhood Plan: Important Local Views

- Appendix D: Cuddington Neighbourhood Plan: Built Environment

- Appendix E: Cuddington Neighbourhood Plan: Social Infrastructure

- Appendix F: Cuddington Neighbourhood Plan: Traffic

Appendix E describes the socio-economic context of Cuddington.

The population of Cuddington is approximately 600 and has increased very slowly over time (555 residents in 1991); it has a number of societies and clubs serving residents and those of surrounding villages. The Social Infrastructure Group sought the views of the community to identify existing amenities and groups, and to define a plan for the future that will support the social infrastructure of the village, so that assets and facilities can be maintained, improved, and strengthened. Health and wellbeing should be central to plans for the community, and the amenities and activities available to the village are key to supporting this.

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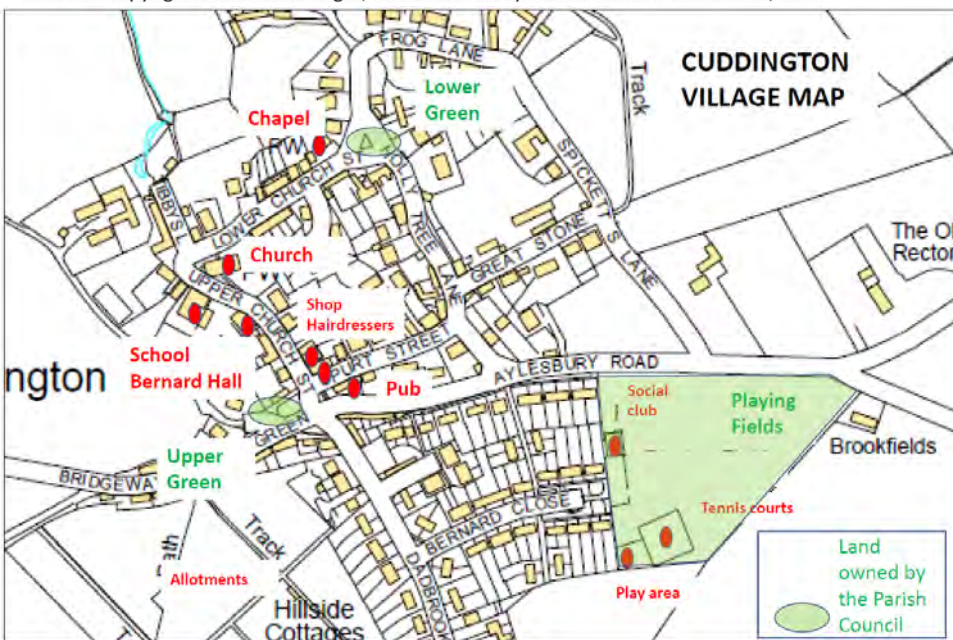
2. VILLAGE AMENITIES

Cuddington has a village store with post office, a hairdresser, a picturesque public house and an infant school. It relies on the health and dental facilities available in Haddenham, about a mile away. Haddenham also has a library and a number of other local shops although there is no direct public transport from the village. Cuddington shares a local community radio station, Red Kite Radio , which is operated by volunteers and is financed by local advertising. The playing field provides facilities for a variety of groups to access the outdoors and participate in sports and other activities.

Churches in Cuddington

The parish church, St Nicholas, dates back to the 11th Century. As well as providing weekly services along with weddings, baptisms and funerals, the church, and church community, provides spiritual support for everyone in the parish. It has a thriving congregation from all sections of the community and beyond and is involved in a programme of events and activities. Money from voluntary contributions is needed to support the paid clergy, all church activities, and for the upkeep of the building and the churchyard.

The churchyard is nearly full to capacity. There is concern that the village needs to plan, in advance, where to provide a new burial ground when eventually needed.

Cuddington also has a Methodist Church with a good congregation which holds regular Sunday services.

Bernard Hall

The Bernard Hall, first constructed in the 1930s and situated in the centre of the village, is the venue for many social activities and private functions. It also acts as the venue for the Village Picture House screening a diverse range of films, from current blockbusters to classic movies. Bernard Hall has recently upgraded its audio-visual equipment with funding assistance from AVDC. It is funded on a day to day basis by room hire and small grants from local groups such as the fete.

Local Shops

Cuddington has a well-stocked village store with post office, a hairdresser, and a picturesque public house, The Crown, which also serves food. All these amenities are well used and supported.

Playing Field and Club House

The Cuddington Playing Fields is the property of the Cuddington Parish Council and leased to the Cuddington Playing Field Association (CPFA); the lease ends in 2023. The CPFA is a charitable organisation which manages the club house and playing fields, providing leisure and sports facilities for the village. This includes football, cricket, tennis, boules, and a social pavilion which supports changing rooms, a members' bar, pool table and darts. It also provides a venue for various social activities and clubs as well as private events. As a charitable organisation, the CPFA relies on grants and donations in addition to income from the hire of the club house and pitches. It also receives support from the members' bar which is a separate entity.

Both the CPFA and bar had been run by a dedicated team of volunteers for many years and they have recently stepped down. A new team is now in place who are keen to increase the use of the facilities. It is recognised that the Club House requires updating with consideration given to modernising the space and making it more flexible to allow a variety of uses. A refurbishment plan is being developed and various funding sources are under consideration. Longer term, the CPFA is looking at a wider plan to allow provision of up to date facilities.

Children's Play Area

There is also a children's play area on the playing field which is the responsibility of the Parish Council. The Council has recently improved the play area with new swings and would like to enhance and update the play area with more play equipment, especially play equipment for older children. It has been suggested that outdoor keep fit equipment could be installed. This would be used by all generations.

Local Schools

Cuddington & Dinton Church of England School is a primary school spread across two village sites, the Infant site based in Cuddington and the Junior site in Dinton. As the population grows, there is a possibility that the school will outgrow its current site. Secondary education is provided outside the village with pupils travelling to Waddesdon, Aylesbury, Thame and Princes Risborough.

Allotments

The Cuddington Allotment Society was formed in 1921 by the purchase of land by the villagers. The intention was to allow them increased independence by growing their own vegetables and farming their own animals. It is well used by many people from the village and further afield. It is an important village asset not only providing land for allotment holders but also maintaining a valued green space.

Local Bus Service

A local bus serves the village and runs between Aylesbury, Thame, (and Brill and Oakley), from where one can catch other buses to Oxford, Tring, and Watford. Tesco also runs a free bus service to its Aylesbury store. There is no means of reaching the amenities in Haddenham by public transport. The infrequency of buses to Thame and Aylesbury and lack of service to Haddenham causes issues for the older and younger members of the community and increases the number of private car journeys.

Community bus

There is a community bus in Waddesdon which is available at a charge for use by local residents. It can be booked by groups for days out as well as running shopping trips.

Rights of way network

The village is served by a comprehensive network of footpaths and bridleways. They are well used by villages and visitors to access the local countryside on foot. The bridleways attract riders from a number of local stables.

Village Voice newsletter

The village newsletter is published by the Cuddington Parochial Church Council ten times a year as a service to the local community. It includes a variety of articles about the village, its people and activities.

Village website

The village has a comprehensive website which includes contact details for local amenities as well as information on upcoming events and local issues. This provides an initial point of contact for current and prospective residents.

Facebook page

A community Facebook page is also maintained for the village. This allows sharing of events as well as more time sensitive information and alerts.

Community assets

A number of assets have been listed as of community value. Full details can be found on the village website:

- The village shop
- The Crown Public house
- Allotments

3. RECREATION AND SOCIAL ACTIVITIES

Cuddington hosts a number of regular village activities which are held in either Bernard Hall or the Playing Fields Club. The various groups detailed below contribute to the wellbeing of their members with a wide variety of opportunities for socialising and meeting other members of the community.

Bellringers

The church tower has eight bells that are rung every Sunday morning. The bellringers practice every Friday evening and usually adjourn to The Crown afterwards. They have good links with other bellringers in neighbouring villages. The Tower Captain is Caroline Stonham.

Boules Club

The playing field has a permanent boules pitch which is free for anyone to use. The Cuddington Boules Club holds competitions with members of the Chearsley Boules Club.

Bookworms

A book club, run by Wendy Sessions, was formed in 2017 and meets at 8pm on the first Wednesday of every month in the Playing Fields Clubhouse. The group is very informal with members discussing the books they have read. The Book Club also has guest speakers and a raffle is organised each month to raise money for the Club.

Tuesday Group

The Tuesday Group is a very social and friendly group which evolved from a branch of the Women's Institute, and run by Rosemary Bradbury. Though now independent, it has similar activities to that of the WI and attracts many people from within and outside the village.

Cricket Club

The Cricket Club had been inactive for a number of years. Following a friendly intra-village match in June 2019 a small group have been playing socially through the summer and hope to build on this in coming seasons. The installation of an all-weather wicket would help to maintain interest throughout the year.

Gardening Club

The Gardening Club is for people who enjoy gardening and visiting other gardens and areas of natural beauty. There are about 40 members who meet every second Monday in the month at the Sports and Social Club. They also have interesting guest speakers.

Tennis Club

The Tennis Club was founded in 1990 by a group of village families with two tennis courts constructed on the playing fields. The courts were resurfaced 10 years ago and at present appear in good order. The club has 40 members currently with 20 active members. Members of the club have access to a professional tennis coach for one-to-one training. The Club meets every Thursday evening and Wednesday morning. Membership of the club is not required to use the courts. Individual games can be paid for at the village post office.

Tic Toc

Tic Toc provides an opportunity for parents and their pre-school children and/or babies to socialize and play together. The group meets every Friday after school at the Sports and Social Club. There are a range of toys available and usually a snack at story time. It is run on a co-operative basis where everyone helps with the organisation and running of the group.

Sing in the Vale – Cuddington Choir

The Choir of Cuddington meets on Mondays at 7.45pm in term-time at Cuddington & Dinton Primary School. The Choir sings at local events and festivals.

Sunshine Club

This society was founded in about 1960 and supports the older members of the village and wider community. Its members may be house bound or lonely at home and the club provides various activities that allow them to get out and meet others and enjoy themselves. It has 50 members and about 45 helpers. Club events are mainly held at the Sports and Social Club House. Every month the Village Picture House puts on a matinee film and regular outings are arranged.

Youth Drama

The Youth Drama Group, run by Elaine English, meets every Saturday for three hours of drama, improvisation and singing. Each year they put on a number of productions which are performed at the Bernard Hall.

Other local activities

There are also a number of activities available locally
- Chearsley and Dinton cricket clubs run training for children in the summer
- Beavers and Scouts have active groups in both Haddenham and Dinton
- Brownies and Guides have active groups in both Haddenham and Dinton
- Sports clubs /swimming pools in Thame and Aylesbury

Events

The village comes together to organise a variety of annual events either as part of wider groups or by forming specific committees. These include:

- The annual Fete organised by a fete committee with the support of local groups.
- Entering the Best Kept Village competition.
- An annual firework display organised by the CPFA and funded by the fete.
- An annual Easter panto produced by St Nicholas Church.
- A Christmas tree on village green which is often accompanied by carol singing.
- An annual village meeting in April to allow all villagers to hear what is going on and have an input in future developments.

Community safety

The community work together to ensure the safety of the community. They are actively supported by the local community police. Village Voice, the village website and the Facebook page are all used to keep the village informed of incidents and longer-term issues.

4. PLANNING CONTEXT

National Planning Policy Framework July 2021 (NPPF)

Section 8 of the NPPF deals with promoting healthy and safe communities.

The main objectives are to achieve healthy, inclusive and safe places which: -

- promote social interaction

- are safe and accessible

- enable and support healthy lifestyles

The main ways of achieving these objectives are described in paras 92 and 93 of the NPPF and include positively planning for community facilities and recreation, supporting established facilities, and guarding against their loss.

Vale of Aylesbury Local Plan (VALP)

VALP includes Policy I3 for Community facilities, infrastructure and assets of community value: -

I3 Community facilities, infrastructure and assets of community value
The council will resist proposals for the change of use of community buildings and
facilities for which there is a demonstrable local need, unless the loss resulting from the
proposed development would be replaced by equivalent or better provision in terms of
quantity and quality in a suitable location. In considering applications for alternative
development or uses, the council will consider the viability of the existing use, that
the site/use has been marketed for a minimum period of 12 months at a price commensurate
with its use together with proof there has been no viable interest, marketing of the building or
facility at a price commensurate with its use, the presence of alternative local facilities and the
community benefits of the proposed use. Where permission includes converting the use of a
building, conditions will be imposed to ensure later resumption of a community use is not
excluded.

In considering applications for residential development, the council will consider the
need for new community facilities and community infrastructure arising from the proposal.
Conditions will be imposed on permissions, or planning obligations sought in order to secure
appropriate community facilities, or financial contributions towards community facilities,
reasonably related to the scale and kind of development proposed.

A financial contribution will be required subject to compliance with the CIL Regulations to provide or enhance community facilities or community infrastructure on developments of more than 10 homes and which have maximum combined gross floorspace of more than 1,000 square metres (gross internal area).

VALP Policy I3 is supported by the registration of Community assets.

Cuddington Neighbourhood Plan (CNP)

The residents of Cuddington are passionate about their village and are keen to support the upkeep and improvement of its facilities and community assets. The various facilities and activities contribute to the health and wellbeing of the population and make the village an attractive place to live.

Cuddington seeks to achieve the national and local planning policies for healthy and safe communities by:-

- Protecting community facilities through the registration of community assets
- Supporting local shops and other facilities through managed and incremental growth, subject to the protection of historic assets and environmental constraints
- The identification and protection of Local Green Spaces and footpaths (see separate reports / policies)
- Supporting the Cuddington Playing Fields Association (CPFA) in the preparation of a long-term strategy for the sports and recreation facilities at the Playing Fields
- Reducing the effects of traffic – see Appendix F
- Supporting local groups in maintaining the wide variety of community activities and events.

The VALP policies adequately cover the community facilities planning requirements. A CNP policy is not proposed.

Cuddington Neighbourhood Plan

2017 to 2033

REGULATION 15 SUBMISSION

JUNE 2021

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APPENDIX F : TRAFFIC REPORT

CUDDINGTON NEIGHBOURHOOD PLAN

2017 to 2033

APPENDIX F: TRAFFIC REPORT

Contents

Acknowledgements

This report and its recommendations are the result of the voluntary work of many people. Particular thanks are due to the members of the Cuddington Traffic Action Group.

Ravern Stevens

Ken Birkby

Peter Spence

1. INTRODUCTION

The village and its environment are described in the following reports:

Appendix A: Cuddington Neighbourhood Plan: General Evidence base

Appendix B: Cuddington Neighbourhood Plan: Landscape Report

Appendix C: Cuddington Neighbourhood Plan: Important Local Views

Appendix D: Cuddington Neighbourhood Plan: Built Environment

Appendix E: Cuddington Neighbourhood Plan: Social Infrastructure

Appendix F: Cuddington Neighbourhood Plan: Traffic Report

Appendix F describes the traffic issues affecting the village.

Traffic is not normally a planning issue unless it relates to the location and type of new development and the capacity of the existing network to absorb additional traffic movements. However, traffic management has been an issue for Cuddington for many years and, together with concerns about on-street parking, is an important factor in retaining the rural and residential character of the village.

2. CUDDINGTON TRAFFIC PROPOSAL 2003

In 2003 the Cuddington Traffic Action Group (TAG) produced proposals for dealing with traffic speeding , visibility and safety at the crossroads, HGVs and parking . These were submitted to Buckinghamshire County Council , as highway authority and the Transport Research laboratory (TRL)
The TAG proposals were to:-

- Demarcate the village entrances on Dadbrook, Bridgeway and Aylesbury Road

- Add 30mph signs set in gateways further out form the village

- Remove the centre white lines

- Retain cats' eyes

- Apply coloured surfacing at the edges of the roads to reduce the perceived width and create uncertainty, thereby reducing speeds

- Build a 50mm raise platform at the crossroads with distinctive surfacing

- Reduce speed limits on road approached to 50 mph

- Change signposting to reduce rat-running

- Carry out road safety education

- Organise joint initiatives with neighbouring villages

- Discuss with the Allotment Society the possibility of using spare land for a community car park.

3. CUDDINGTON PARISH PLAN 2005

The 2005 Cuddington Parish Plan again set out the main concerns about traffic as follows:

'In February 2003 the Cuddington Traffic Advisory Group (TAG) prepared and presented its findings to the parish council, BCC and the Transport Research Laboratory (TRL):

The speed of vehicles passing through the village has been identified as one of the main dangers – the surveys showed that 55% of the traffic was travelling over the speed limit as it went through Cuddington! The risk of an accident is very much exacerbated, at the central crossroads, by an adjacent blind corner on the Aylesbury Road. This is the point used extensively by adults and children crossing the C56 to go to the village shop or to the village school or to catch the buses into Aylesbury or to the senior schools.

The 30mph signs are too close to the building-line of the village and there is insufficient differentiation at the entry points. This situation results in vehicles continuing their journey through the village at far too high a speed.

Some of the older properties in the village do not have their own off-road parking. On-road parking can cause considerable problems, not only for other cars but for emergency vehicles and lorries. Short-term parking around the crossroads by patrons of The Crown and walkers, who bring their cars to the village, often causes visibility problems from the lesser roads connecting with the C56.

Some heavy goods vehicles pass through the village on their way to Long Crendon, instead of using the recommended A418 route.'

The Parish Plan recommendations for action were:

R10 To introduce one or two speed activated signs at strategic points to draw driver's attention to the speed limit.

R11 Through Bucks CC's county-wide speed review committee press for the 30mph signs to be moved further from the village. Additionally, to introduce phased speed reduction signs into Cuddington by having 50 and 40 mph limits on the approach roads from the neighbouring villages and the A418.

R12 Install wychert 'gateways' at the side of the roads at the entry points to the village to provide clear and obvious identification at the points where vehicles should be travelling within the speed limit. Also install different road surfaces at the entry points to the village.

R13 Remove mention of Long Crendon from signs directing traffic through Cuddington and direct this traffic down the A418 to Thame roundabout and then on to Long Crendon.

R14 A mirror has been sited at the crossroads to enable drivers to have vision round the blind corner when approaching from Dadbrook. Monitor effectiveness.

R15 Consider further white lining at points where parking is dangerous. This has been carried out successfully on The Crown Corner.

R16 Continue to work with Bucks CC on other road safety measures and also continue to publicise the work of TAG through Village Voice.

R17 There is a range of parking problems within the village and there is a consensus that these need to be addressed.

Measures suggested in addition were:

1. A mini roundabout at the crossroads has been suggested, on more than one occasion, by Bucks CC. They have now accepted that there is insufficient space to install one. In addition, the cost to the village would be large and street lighting would be required.

2. Moving the 'stop lines' further forward at the top of Dadbrook, to assist visibility, has been shown to be ineffective. The installation of physical traffic calming measures (similar to those in Long Crendon) is still an option despite the very high cost and the requirement to have on-road distinct 'gateways' already in position.

4. REVIEW IN 2018

Following the 2005 Parish Plan the Parish Council introduced speed activated signs at the entrances to the village and were successful in reducing the speed limit on the Aylesbury Road from 60mph to 50 mph – see Recommendations R10 and R11 above .

As part of the preparation for the Cuddington Neighbourhood Plan (CNP) in 2018 the village residents identified traffic as a priority concern. The main issues were :-

1. Increase in traffic volumes
2. Increase in numbers of HGVs
3. Increase in traffic speed (above speed limits)
4. Lack of public on-street parking

The Parish Council commissioned a new traffic survey and a traffic calming study from Transport for Bucks and the (Ringway Jacobs) report was published in June 2018, using traffic survey data from 2016 and 2018.

The main findings were :-

- The traffic volumes in 2018 were higher than 2016
- 5% of the traffic volume is medium and large size vehicles
- The traffic speeds in 2018 were similar to those in 2016 with the highest speeds recorded on exiting (east bound traffic) on the Aylesbury road and exiting (southbound) traffic on Dadbrook.

The report's recommendations for traffic calming were:

a. Improved signage and lining (including dragons' teeth at the three entrances to the village (Bridgeway, Aylesbury Road and Dadbrook)
b. Enhanced signs for the school
c. Road markings at the central junction of the village are recommended to be refreshed, particularly at the give way line on Dadbrook. The junction has visibility issues toward Aylesbury Road, so it is essential that cars do not stop too late and get in the way of oncoming traffic from this direction.
d. A physical build out at the Aylesbury Road approach

5. IMPLEMENTATION OF TRAFFIC CALMING MEASURES IN 2019/20

Items a, c and d above have been implemented through a mixture of Bucks CC, Parish Council and Grant aid funding from the New Homes Bonus scheme.   Traffic will be monitored to see how effective these measures are and if any additional mitigation is required.

Looking east towards the build-out on Aylesbury Road.

Photos show 30 mph 'gateway', dragons' teeth and build-out with lighting

6. INPUT TO BUCKS FREIGHT STRATEGY

Cuddington is working with the new unitary Buckinghamshire Council and local villages (Chearsley, Ashendon and Waddesdon) to see what needs to be done to reduce the impact of HGVs on small rural villages.

The main traffic issues for Cuddington continue to be:

1. The layout of the roads and footways that brings traffic close to pedestrians.

2. The proximity of traffic to homes on Bridgeway, Aylesbury Road and the effects of noise, vibration and air pollution.

3. The impact of traffic on the Conservation Area, Listed Buildings, and the Upper Green.

4. The poor sight-lines, severance, and safety of the main (only) crossing point in the village.

5. The effect on vulnerable groups – the elderly and children.

6. The speed of the traffic.

7. The number, size and noise of HGVs using the narrow village roads.

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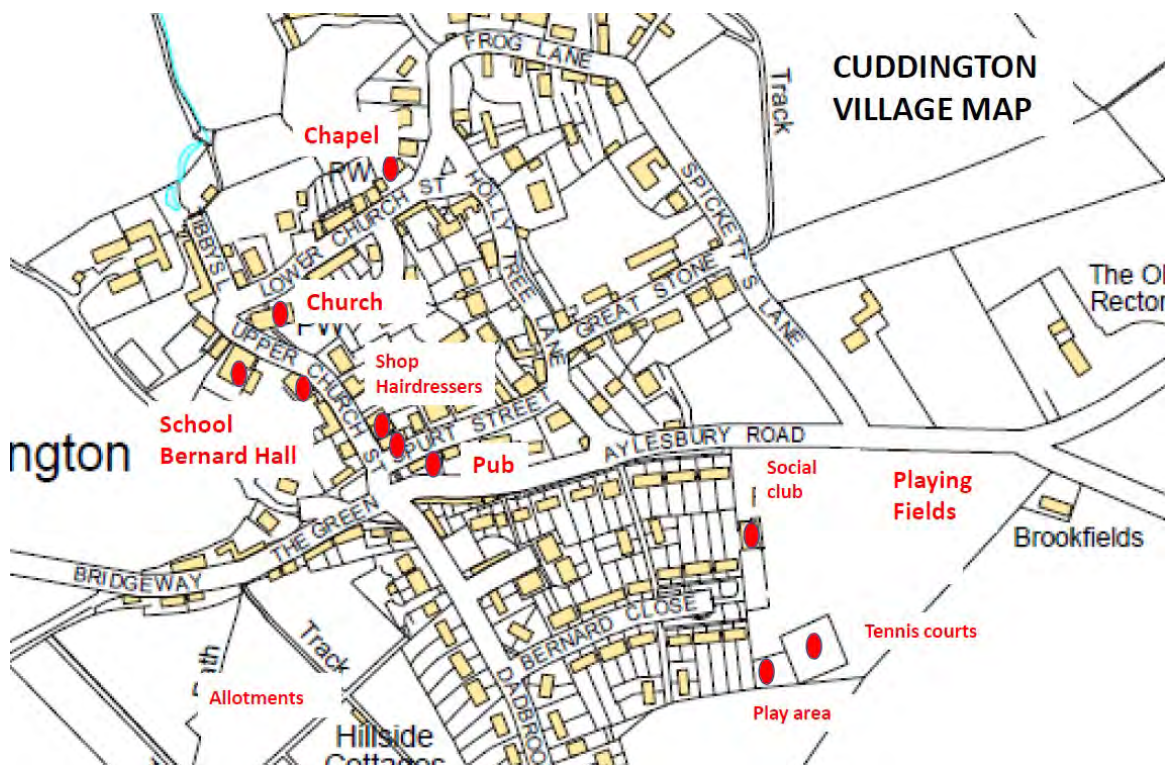
Cuddington village map showing the main facilities

At the cross-roads in the centre of the village is the Upper Green, the pub (and its car park), and two bus-stops. Immediately to the north of the green are the hairdressers, the village shop and Post Office, village hall, infant school, and church ie the social hub of the village. To the south of the Green are the playing fields, tennis courts, children's play area, social club and allotments.

Importantly, the crossroads provide the only significant pedestrian access point between the southern and northern parts of the village.

Sight-lines at the junction are poor and traffic speeds are often excessive.

The village has a high proportion of elderly people and young families who use the footways to access the school and other village facilities. The school traffic includes children being dropped off and collected from outside the village, plus a school bus pick-up and drop-off at the crossroads.

Footways adjacent to the main through roads are located immediately adjacent to the highway. Dadbrook has a path on either side of the road but Bridgeway and Aylesbury only have a footway on one side – see photographs. The paths on Aylesbury Road are particularly narrow, with front doors less than a metre from the kerb and this is where there is a footway on one side of the road only. Houses along Bridgeway have small front gardens or no gardens to separate them from the traffic. – see photos

7. TRAFFIC STUDIES/REPORTS

The villages of Chearsley, Ashendon and Cuddington undertook an HGV survey in 2016. The results for Cuddington showed that, for HGV traffic, Bridgeway was the busiest, followed by Dadbrook and then Aylesbury Road. West-bound HGV traffic split at the bottom of Cannons Hill with roughly half going north to Ashendon/Waddesdon and half going west to Chearsley.

Bridgeway is particularly busy as it takes east-west traffic between Long Crendon/Chearsley and Aylesbury plus north/south traffic between the A418 (Haddenham direction) and the A41 (Ashendon/Waddesdon).

The latest traffic survey figures for Cuddington are included in the 2018 traffic calming feasibility study by Ringway Jacobs. The HGV classification in this report is different to that used by villagers in 2016. It showed that approx. 5% of all traffic was larger than a van.

The distribution of HGV traffic on roads within Cuddington was similar to the 2016 results.

https://www.cuddingtonvillage.com/page-content/documents/155234268-cuddington%20Traffic%20Calming%20FS%20Report%20-%20Final.pdf

Further HGV surveys were carried out in September 2020. The pattern of use was similar to previous surveys but volumes were slightly reduced as a result of movement restrictions imposed by Covid.

8. TRAFFIC ACTION PLAN

The physical changes to the roads described above are being supplemented by maintenance of the existing dynamic speed signs and speed checks by Cuddington volunteers as part of the Speedwatch scheme.

The village has re-established the Traffic Action Group (TAG) and they are lobbying the newly formed Bucks Council to introduce a 20mph zone for the village. Regular updates are posted in Village Voice, the weekly Cuddington newssheet.

The village is also joining with its neighbours in Chearsley and Ashendon to reduce the number of HGVs passing through the villages and minimise their environmental and social effects on people and the built environment.

It is believed that the substantial increase in HGV traffic in the past few years is due to the development of sites in nearby Haddenham. This has generated activity involving spoil removal, re-cycling and concrete delivery to and from Creighton Lane concrete plant and Westcott recycling site. HGVs avoid the designated freight routes and 'rat run' using local village roads, although most adhere to the restrictions against using the road to Ashendon.

Additionally, vehicles servicing the industrial / commercial sites in Haddenham and Long Crendon, that include Aylesbury on their delivery routes, also avoid the designated freight routes.

A Traffic Action Plan is being prepared in 2021 to priorities the main traffic issues affecting the village and discuss these with Transport for Bucks to obtain technical approvals and establish sources of funding for implementation.