

Cheddington Neighbourhood Plan 2015-2033



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Foreword

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

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

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

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

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

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

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

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1. Introduction

Purpose

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

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

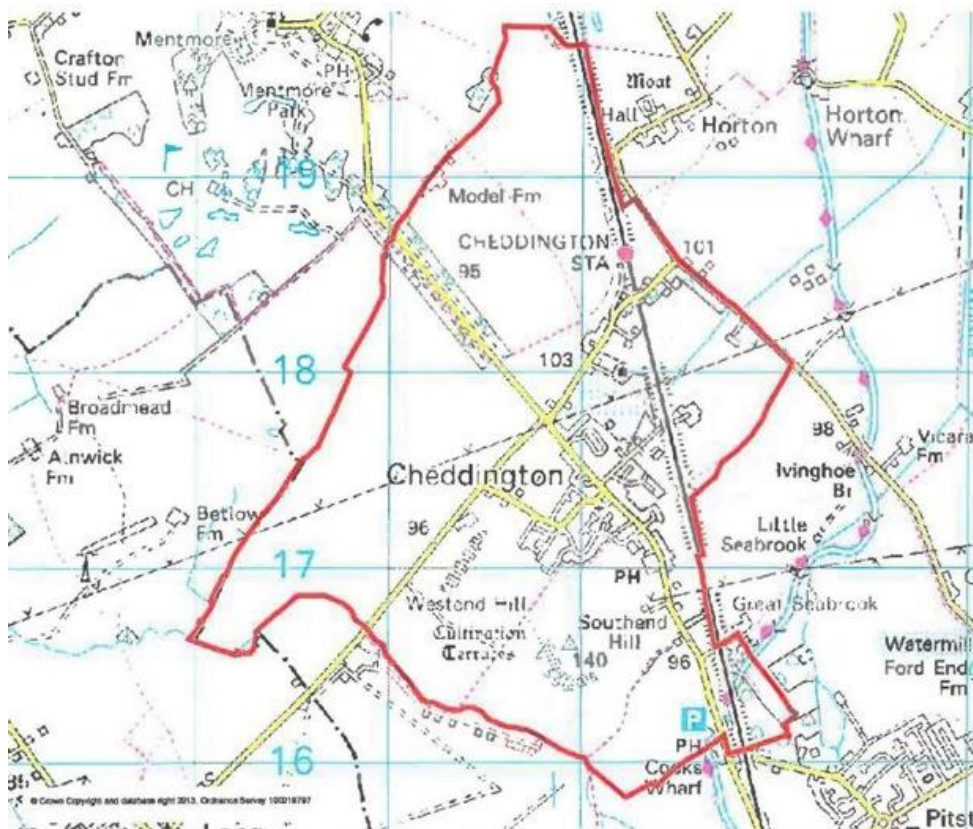


Figure A: The Designated Cheddington Neighbourhood Area

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

Neighbourhood Development Plans

1.4 Neighbourhood Development Plans have become increasingly popular since their introduction by the 2011 Localism Act. The National Planning Policy Framework states:

“Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans ... (and) ... plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.” (para. 16)

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications.” (para. 183)

“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan ... Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.” (para. 184)

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

Strategic Environmental Assessment (SEA)

1.5 A SEA report has been prepared to identify and address any significant environmental effects of the CNP objectives and policies. This follows the screening opinion of AVDC of July 2014 that an SEA of the CNP is required under EU Directive 2001/42 and in line with the 2004 Environmental Assessment of Policies and Programmes Regulations. A Draft SEA report was published alongside the Pre Submission Plan for consultation and the Plan and final SEA report have both reflected comments made on those documents.

1.6 In addition, the Parish Council has identified no European designated nature sites within influencing distance of the parish. AVDC determined in May 2014 that a Habitats Regulations Assessment of the CNP would not be necessary if its policy provisions were within the development parameters assumed in the HRA of the former Vale of Aylesbury Plan.

The Plan Preparation Process

1.7 The plan preparation process has been led by Cheddington Parish Council, as a 'relevant body' under the Regulations, with decisions delegated to a Neighbourhood Planning Team (Steering Group).

- State of the Parish Report – report of October 2014 that summarised all the evidence on which the CNP is based
- Pre-Submission CNP – the draft version of the plan of January 2015 comprising the vision, objectives, land use policies, implementation proposals and Policies Map
- Submission CNP – this final version of the plan which takes into account the representations received on the draft plan during the public consultation period and has been amended as necessary for submission to AVDC

1.8 Thereafter the CNP will be subject to independent examination and, if successful, will be put to a local referendum. A majority vote will lead to the CNP becoming part of the development plan for the parish to inform future development decisions alongside the Aylesbury Vale Local Plan and National Planning Policy Framework.

Consultation

1.9 The Parish Council has consulted the local community extensively since the project start in 2013. Groups of local residents have been established to review and agree which issues should be addressed by the plan. There have also been community surveys to obtain the fullest view of local community concerns, needs and wants from the CNP.

1.10 The Pre-Submission CNP was published by the Parish Council for public consultation for a six-week period commencing Friday, 5 January 2015 and ending on Friday, 16 February 2015. The full details of all the formal and informal consultations are provided in the accompanying Consultation Statement.

2. State of the Parish

An Introduction to the Parish of Cheddington

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

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

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

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

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

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

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



High Street, circa 1960 Source: BCC

Figure B: Old picture of Cheddington

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

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

2.10 The Saint Giles Church tower contains six bells, the earliest dating from 1593. The Methodist Chapel is situated at the Green.

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

2.12 The village has two public houses, The Three Horseshoes, providing a traditional atmosphere with real ales and pub food, and The Old Swan (a traditional thatched pub and restaurant that is currently closed but which is due to open in January 2015) and The Mason's general store is in Barkham Close.

2.13 Cheddington has a modern village hall and facilities for a wide range of recreational and sporting activities. There is also a good network of footpaths and bridleways serve the village including two circular walks and the Two Ridges Link which can be accessed at the railway station. The Cheddington railway station services terminate at London Euston Station.

Selected Village Statistics

2.14 The following statistics are drawn from a variety of sources, particularly from the 2011 Census. Other data comes from the Cheddington Fact Pack (June 2012) prepared by AVDC during the preparation of the Vale of Aylesbury Plan.

Demographics

2.15 The usual resident population of the parish is 1,755 people. Of these:

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

Housing Types

2.16 There are 735 dwellings located within the Parish.

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

Housing Tenure

2.17 There are 715 households located within the Parish.

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

Shops, Employment & Services

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

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

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

Transport

2.21 60 households had no car or van (8.7% compared to 25.8% across England). 395 households had 2 or more cars or vans (55.4% compared to 32.1% across England).

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

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

Leisure Facilities

2.24 There are a number of leisure facilities available to the community:

- The Village Hall – used by sport/leisure /interest groups
- The Methodist church - used by sport/leisure /interest groups
- The Cheddington school premises is available for hire
- Allotments on land by the Village Hall. There is room for expansion if more should be needed.
- The Scout Hut Headquarters on Station Road
- Children's play area on The Green
- Recreation ground with a football pitch, Bowling Green, tennis courts and Petanque etc.

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

Education

2.25 Cheddington School is a popular and successful school and is generally full in all year groups. The school does admit a few children from outside its catchment – so any growth from new development would displace any out of area children over the long term (e.g. from Pitstone/Ivinghoe) although this is likely to increase the pressure on places at neighbouring schools. Based on current trends, the school would be able to accommodate the relatively small scale growth allocated in the neighbourhood plan (i.e. 100 homes) although this would provide little flexibility to allow for peaks in demand. Typically in rural areas as well as on new developments the population can be volatile and fluctuates significantly year on year – so there may be some years where the school is oversubscribed and transport may need to be provided to the next nearest school with places (e.g. Overstone School). Across the wider area, Buckinghamshire County Council (BCC) will need to keep the population and pupil trends under review and if necessary provide additional places. Should the need for additional places arise, BCC would seek to use of the Community Infrastructure Levy to contribute towards any necessary school improvements.

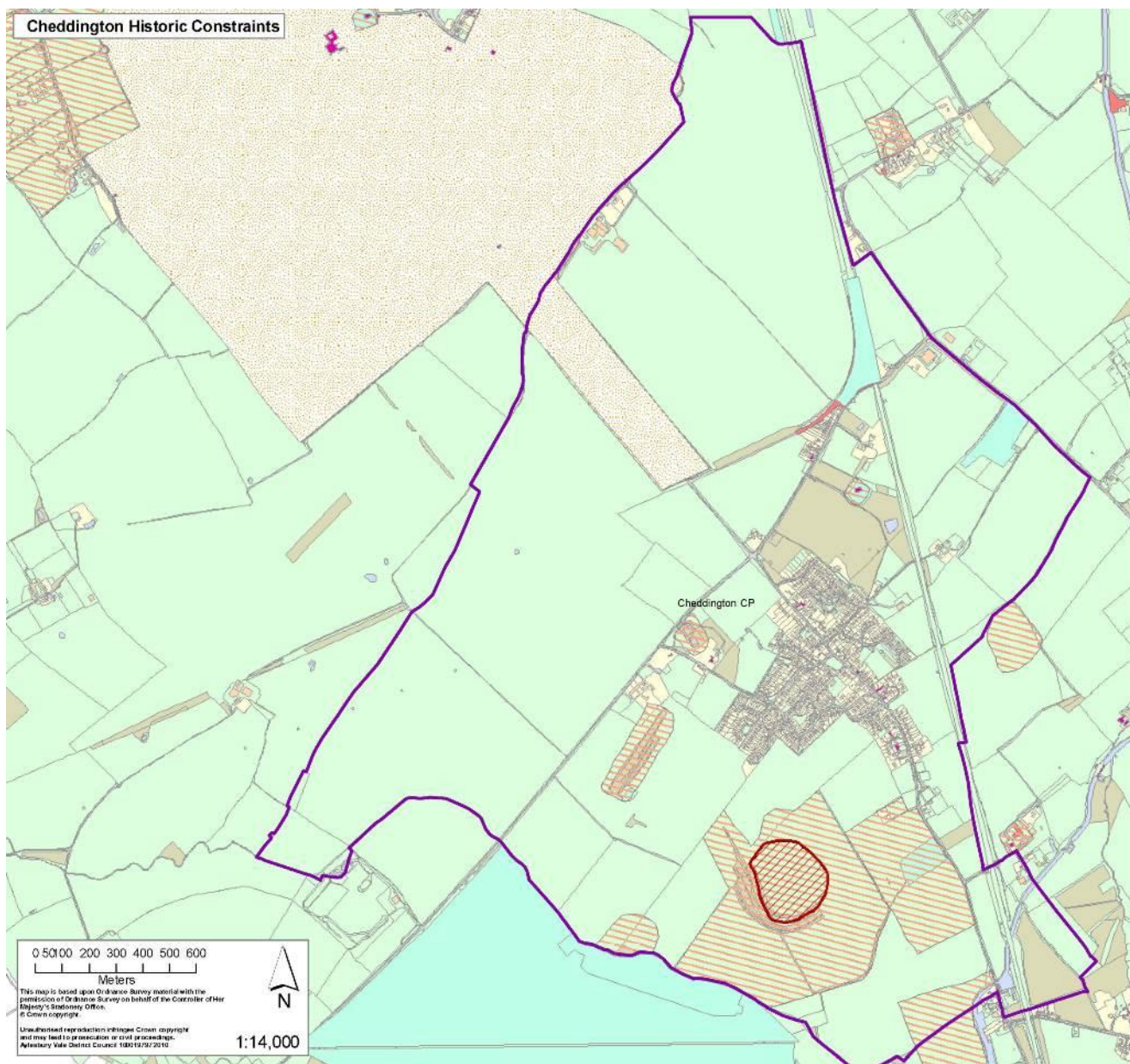
2.26 The nearest secondary school for the Cheddington Parish is the 11-18 year, mixed gender foundation school, Cottesloe School in Wing. Furthermore, there are six colleges in the District.

Heritage

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

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

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



Key

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

Figure C: Historic Constraints – Cheddington

Biodiversity

2.29 There are many records of Species of Principle Importance for Nature Conservation records (Section 41: NERC 2006) in Cheddington. Most notable

is a population of Noble Chafer Beetle, one of only two known sites in Buckinghamshire. This species is classified as vulnerable throughout the UK, which means that it is facing a very high risk of extinction in the wild. This species is dependent on traditional orchard habitat for its survival. The neighbourhood plan will seek to conserve and enhance populations of this nationally important species.

2.30 There is one Local Wildlife Site (LWS) towards the north of the settlement. This traditional orchard site is buffered by surrounding traditional orchards, which, although not designated as an LWS, are consistent with the definition for this Habitat of Principle Importance for Nature Conservation (NERC 2006).

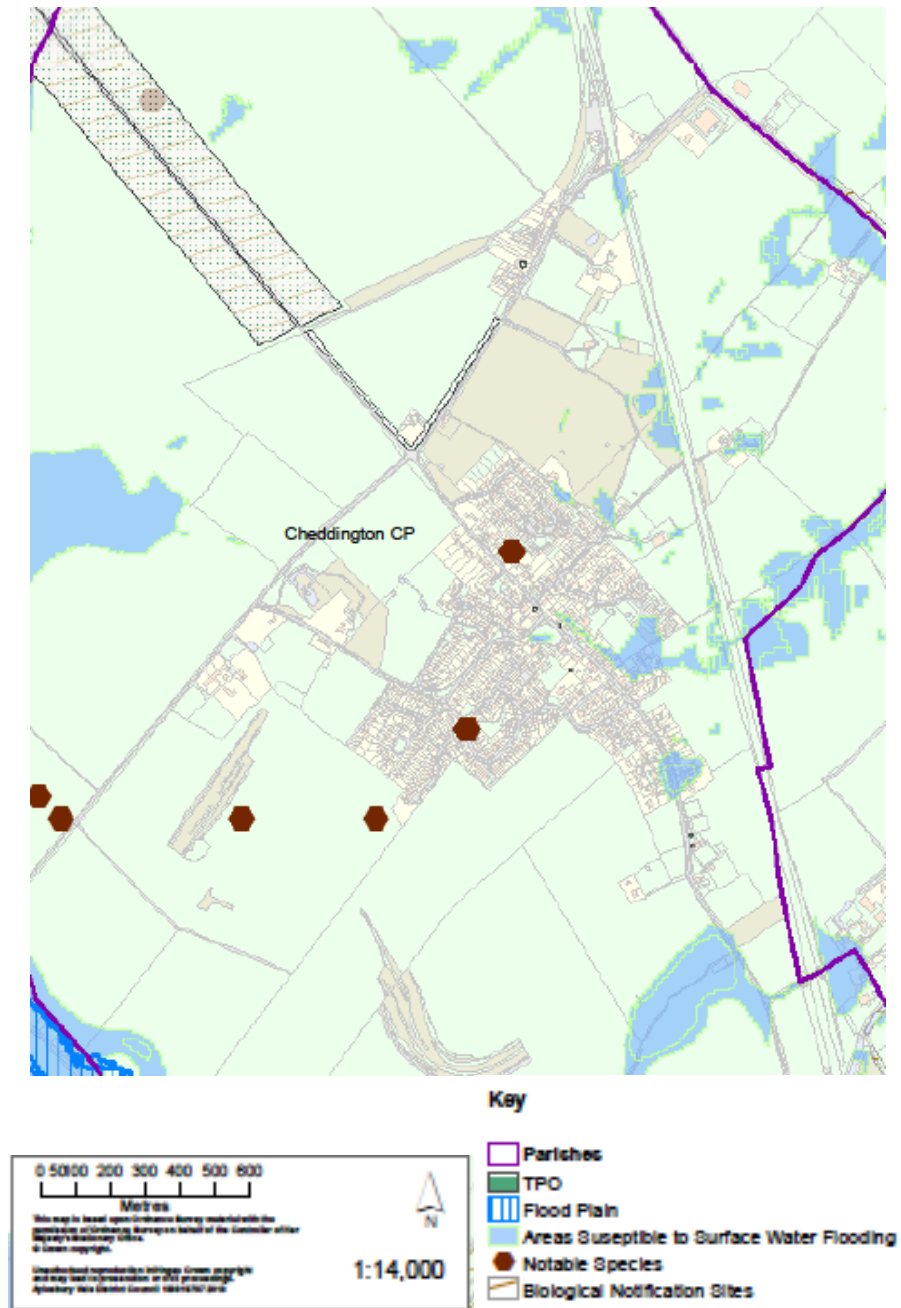


Figure D: Environmental Constraints – Cheddington

2.31 The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its

future use within the planning system. Detailed analysis of agricultural land classification around Cheddington has been carried out. The majority of the land is classified 3b although there are pockets of 3a, located at the allotments and recreation ground. Along the southern boundary of the village the land is classified as grade two.

Community Views

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

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

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

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

2.36 The first question was for the community to consider what type of houses they preferred to see developed as the earlier District Plan had indicated a number of 50 houses in the years up until 2031- the Parish is now looking to provide for approximately 100 houses in the plan period. The highest number of people agreed that private semi-detached 2 or 3 bed homes, private bungalows and affordable homes for rent or sale were needed. Particular concern was for the development to include property suitable for older persons households and first time buyers. All comments suggested several small developments.

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

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

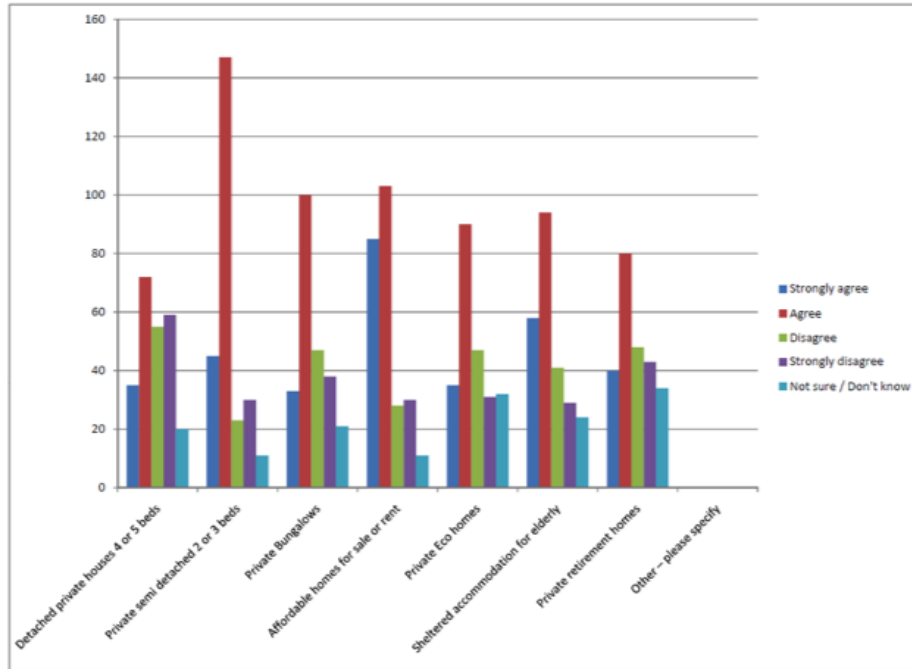


Figure E: Cheddington NP questionnaire analysis – Housing

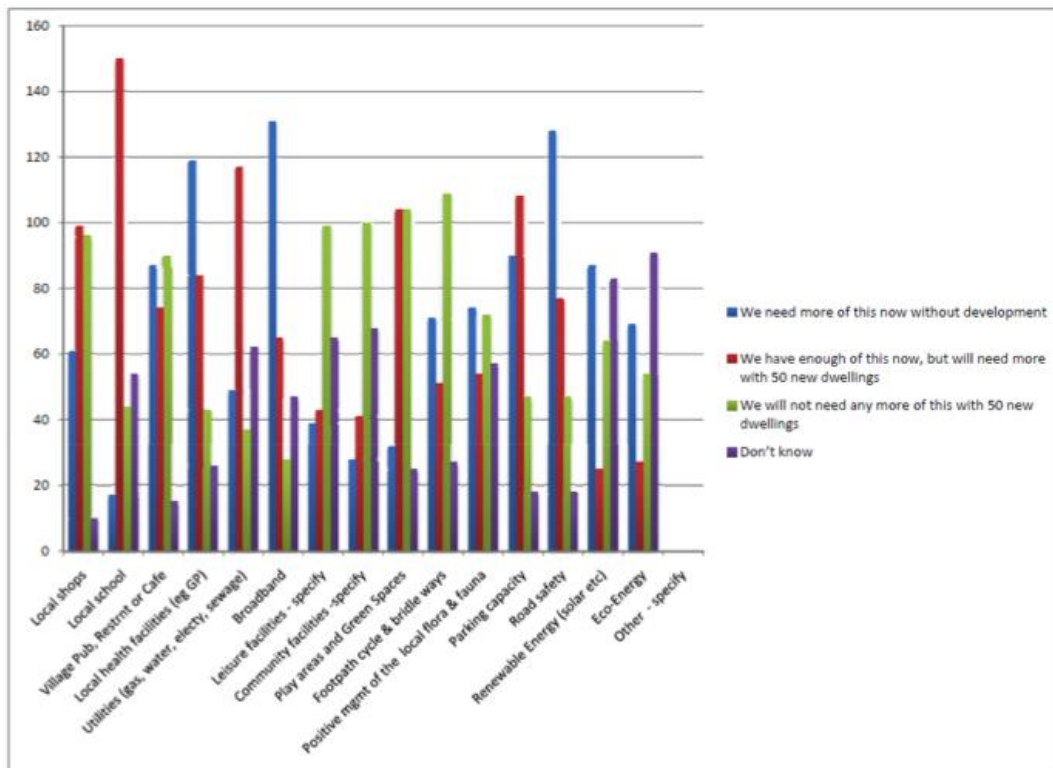


Figure F: Cheddington NP questionnaire analysis - Facilities

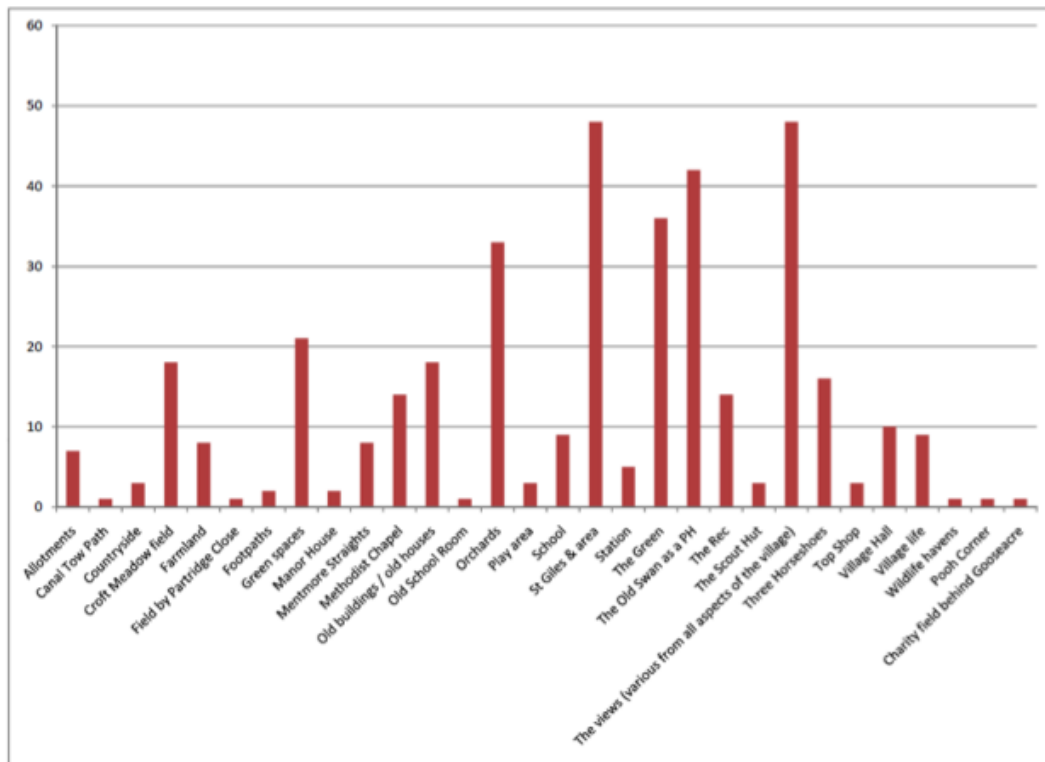


Figure G: Cheddington NP questionnaire analysis – buildings, places & areas to protect

Cheddington Village Assets

2.39 The village assets have been listed below;

- Railway Station
- 'Top Shop'
- Three Horseshoes PH
- The Swan PH
- Village Hall
- Methodist Chapel meeting rooms.
- Sheltered housing.
- Autumn Lounge
- School
- St Giles Church
- Methodist Chapel
- War Memorial
- The Green
- The Recreation Ground – including Tennis Club
- Bowls Club
- Allotments
- Old Allotment green space
- The Orchards
- The Pavilion (as a facility – to be replace / refurbished in the future)
- The Scout Hut (as a facility – to be replaced / refurbished in the future)
- The Chase (private house)
- Chiltern House (private house)
- The Old Reading Rooms (private house)

- All private houses over 100 years old
- Views from all aspects of the village – including;
 - South End and West End Hill
 - Mentmore Straights
 - Terraces
 - Views and skyline along the Beacon

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

- Green Corridors
- Walkway and cycle route to link up green spaces and local communities
- Retain features of high conservation or landscape value
- Developments that cause a net loss of biodiversity will not be permitted
- All new developments to include sustainable urban drainage
- New dwellings to have a water discharge less than 80 Litre per day
- Construction materials to minimise water and energy use
- Restrict the sub division of gardens
- Yearly rates for development
- Housing density
- Numbers of bedrooms per development
- Affordable housing (rural exception scheme) and limit their number in each development
- Housing for older person households (defined as households where at least one member is 55 or over)
- Resisting change of use from commercial to residential
- Numbers of car parking spaces per dwelling
- Limit development to two storeys
- Materials to be used

3. Planning Policy Context

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

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

3.3 The development plan for Cheddington currently comprises the saved policies of the adopted 2004 Aylesbury Vale District Local Plan. The CNP must be considered to be in general conformity with the strategic policies of the development plan. The forthcoming Vale of Aylesbury Local Plan (VALP) will replace the saved policies once adopted, scheduled for 2017. The CNP has been prepared in anticipation of the reasoning and evidence of the new Local Plan but focuses on being in conformity with the relevant saved policies of the 2004 plan.

National Planning Policy Framework

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

- The presumption in favour of sustainable development (para. 14)
- The role of NDP's (16)
- Supporting a prosperous rural economy (28)
- Minimising journey lengths (37)
- Delivering a wide choice of high quality homes (50)
- Rural affordable housing and exception sites (54)
- The vitality of rural communities (55)
- The quality of development (58)
- Conserving and enhancing the natural environment (109-115)
- Conserving and enhancing the historic environment (126)
- Neighbourhood plans (183-185)

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

3.6 The three dimensions to sustainable development – economic, social and environmental together form the backbone to the National Planning Policy Framework of which all development plans need to conform with. The NPPF's definition of Sustainable Development is described in more detail below (from the NPPF, p2):

International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

The Aylesbury Vale Local Plan (2004)

3.7 The 2004 AVDLP contains a number of 'saved' policies that have a specific relevance to the CNP and these are listed below:

- GP8 – protection of amenity of residents
- GP35 – design of new development proposals
- GP38 – landscaping of new development proposals
- RA2 – loss of open gaps and consolidation of settlements
- RA11 – conversion of buildings in the countryside
- RA13 – development within settlements listed in Appendix 4
- RA14 – development at the edge of Appendix 4 settlements

3.8 In many other respects, the Local Plan is out of date and the provisions of the NPPF take precedence.

The Vale of Aylesbury Local Plan

3.9 The District Council withdrew the Vale of Aylesbury Plan from examination in February 2014. This plan was due to replace the strategic policies of the 2004 Local Plan and to provide an up-to-date housing strategy for the plan period 2014 – 2031. To an extent, its reasoning and evidence can still be used to inform the CNP, including the definition of Cheddington village as a 'large village' in the settlement hierarchy of the District in the 2012 Settlement Hierarchy Assessment.

3.10 In April 2014, the District Council published a proposed scope of a new Vale of Aylesbury Local Plan (VALP). It intends to publish an Issues & Options version of the plan in autumn 2015. It appears this plan will include both strategic and development management policies, and, where necessary, site allocations.

4. Vision, Objectives & Land Use Planning Policies

Vision

4.1 The Vision Statement for Cheddington Parish is:

"We have a vision of Cheddington in 2033 as a thriving local community, where the village has grown sustainably and where local businesses and facilities have had the freedom to grow and develop to changing needs.

Cheddington has grown and changed over the last 70 years, and will continue to grow and develop as the world around us changes. Whilst Cheddington has not seen any larger scale development take place since the Church Hill estate was established in the 1990's, we have nevertheless seen approximately 40 houses built over the last 20 years, infilling within the existing village boundary.

This plan will ensure that Cheddington retains its sense of community by carefully managing change within its Parish boundary and by protecting its setting and surrounding open countryside from unsuitable development."

Key Objectives

4.2 To achieve this vision a number of key objectives have been identified, these are:

Housing

- To provide a mix of dwelling types including particularly smaller dwellings for young families, starter homes for younger people and homes suited to older person households (defined as those household where at least one member is 55 or over).
- To provide some affordable homes for local people

Environment

- To maintain and protect the rural character of the Parish and its landscape features, especially Westend Hill and Southend Hill
- To maintain, protect and enhance local green spaces and areas of biodiversity value

Community Services

- To protect the community assets of the Parish.
- To support and enhance key community services.

Transport

- To encourage safe walking, cycling and horse riding
- To manage car parking effectively.

Land Use Policies

4.3 The Cheddington Neighbourhood Plan (CNP) contains a series of land use policies, the successful delivery of which during the plan period will help achieve the community's vision for the parish.

4.4 It is not the purpose of the CNP to contain all land use and development planning policy relating to the parish. Rather, it contains a series of policies that will be applied by Aylesbury Vale District Council (AVDC), as the local planning authority, alongside the relevant saved policies of the development plan – currently the Aylesbury Vale District Local Plan (AVDLP) - and of the National Planning Policy Framework to determine planning applications. The silence of the CNP on a policy matter does not therefore mean that the matter is not important in the parish but that the local community is satisfied that it will be addressed by another development plan policy.

4.5 Each policy is numbered and there is a short explanation of the policy intent and its justification, together with an explanation of any assumptions or definition of terms. The evidence documentation is available either directly or via a link on the Parish Council's website.

Policy 1: A Spatial Plan for the Parish

The Neighbourhood Plan designates a Cheddington Settlement Boundary, as shown on the Policies Map, for the purpose of enabling development within the boundary directing the physical growth of the village over the plan period.

Development proposals on land within the defined Settlement Boundary will be supported, provided they do not result in the loss of any existing publicly accessible open space and are consistent with other development plan policy.

Development proposals on land outside the Settlement Boundary will not be permitted in the countryside unless it supports the sustainable growth and expansion of a business or enterprise in the countryside area, both through conversion of existing buildings and well designed new buildings; promotes the development and diversification of agricultural and other land-based rural businesses; or supports sustainable rural tourism and leisure developments that benefit businesses in the countryside area, communities and visitors, and which respect the character of the countryside.

4.6 This policy establishes and defines the Cheddington Settlement Boundary (CSB) to distinguish the consideration of planning applications within the village settlement from those outside the boundary. In doing so, it replaces saved AVDLP policies RA13 and RA14 relating to development within and adjoining rural settlements in so far as they are applied in the designated neighbourhood area.

4.7 The CSB is principally derived from the definition of the 'built up area' in the AVDLP:

"land within the settlement framework principally occupied by permanent buildings. This would not normally include recreation or amenity land, playing fields, allotments or similar open or wooded areas that contribute to the settlement form, or large grounds and gardens on the rural margins of settlements". (para 10.48)

4.8 Its purpose is to clearly translate this definition to the Proposals Map in respect of Cheddington village, which was defined as an 'Appendix 4' settlement in relation to the application of saved policies RA13 and RA14 of the Local Plan. It has been defined to include land that is proposed for allocation for housing development in Policy 2 of the CNP. In this way, the CNP can make a positive contribution towards the supply of new homes to meet local demand and need. Over the full plan period, these allocations will deliver approximately 100 new dwellings, in addition to any 'windfall' schemes that are consented. This will represent an increase of at least approximately 15% in the number of households in the village.

4.9 Aside from addressing the need for open market and affordable housing, this level of housing supply is consistent with the proposed status of Cheddington as a 'large village' (as defined in the 2012 AVDC Settlement Hierarchy Assessment). The withdrawn Vale of Aylesbury Plan (VAP) of early 2014 proposed villages of this status should plan for approximately 50 new homes over the plan period. With the likelihood that the new Vale of Aylesbury Local Plan will propose higher levels of housing growth, the total housing supply derived from the allocations of this policy is more likely to be consistent with that plan. However, should its provisions be insufficient to the extent that this policy becomes out-of-date, then an early review of the CNP may be undertaken to identify additional housing sites within or adjoining the CSB.

4.10 The total housing provisions of the CNP therefore seek to support sustainable development by striking an appropriate balance between meeting housing need and accepting the lack of social, employment and commercial supporting infrastructure to sustain a larger population. They also directly address the desire of the local community to see the village grow where indicated on the Policies Map.

4.11 The selection of housing allocation sites in Policy 2 was firstly determined by the community's expressed preference for a spatial strategy that consolidates the existing shape of the main part of the village formed by development on either side of Mentmore Road/High Street. The community did consider an alternative spatial option of using new development along Station Road to connect the outlying housing area near the station with the main village but this was marginally rejected during the informal consultation stage. Secondly, in consolidating the main village, the sites avoid important green spaces that help define its character.

4.12 The policy provides for development proposals outside the CSB in the remainder of the parish in line with saved policy RA2 of the Local Plan that states "new development in the countryside should avoid reducing open land that contributes to the form and character of rural settlements". The area of open countryside outside the CSB makes an important contribution to the landscape setting and rural character of the village. The policy therefore makes no provision for development on the edge of Cheddington village.

4.13 The Final SEA report shows that this policy has mostly neutral and some positive environmental effects. In seeking to grow the village on its north-western edge, the policy will continue to protect land of special heritage and landscape value to the southwest of the village and land of biodiversity beyond its northern edge. It compares this spatial plan with the alternatives of growing the main village along Station Road to the station and of growing in both directions to deliver double the number of homes. The 'Station Road' alternative performs less well given the possible loss of biodiversity interest of key sites in that area. The other alternative has this same impact but also performs poorly in terms of impact of that quantum of development on the character of the village.

Policy 2: Housing Site Allocations

The Neighbourhood Plan allocates land for housing development at the following locations, as shown on the Policies Map, subject to the proposals for each site having regard to the following development principles:

- i. 2.76 ha (gross) at Land off Mentmore Road for approximately 50 dwellings, provided:***
 - a. The scheme is accessed from Mentmore Road only;***
 - b. The design, layout and landscape scheme demonstrate that the proposals will sustain the significance of the Cheddington Manor House heritage asset and its setting;***
 - c. The scheme layout provides for dwellings facing towards, but not accessing, Long Marston Road and Mentmore Road and allows for a later phase of development within the site beyond the plan period;***
 - d. The scheme layout makes provision for a publicly accessible footpath, cycleway and amenity land to connect Mentmore Road with the provision of the same facilities of the Barkham Close and Partridge Close site allocations, but expressly does not allow for vehicular access between the sites;***
 - e. The landscape scheme provides for a structural landscape buffer and biodiversity improvements on the western boundary and for the retention of existing hedges in the front gardens to properties fronting onto Long Marston Road and Mentmore Road where possible;***
 - f. All proposals for the development of dwellings must demonstrate that they reflect the most up to date assessment of housing need in Cheddington for dwellings that are suited to occupancy by older person households (that is those households where at least one member is 55 or over) and to first time buyer households;***

- g. **Proposals must demonstrate an assessment of local demand for plots for custom build housing and include provision accordingly, subject to overall site viability testing;**
 - h. **A planning obligation is made to provide a new pedestrian crossing of Mentmore Road to the existing footpath.**
- ii. **0.85 Ha (gross) at Land rear of Partridge Close for approximately 15 dwellings provided:**
- a. **The scheme is accessed from Partridge Close only;**
 - b. **The scheme layout and landscape scheme provides a publicly accessible footpath, cycleway and informal amenity land to connect with the provision of the same facilities of the Mentmore Road site allocation and to connect directly to Partridge Close, but expressly does not allow for vehicular access between the sites;**
 - c. **The scheme layout and landscape design retain the existing pond and stream on the edge of the site and provide for public access as a new amenity and for an area to be protected for biodiversity value;**
 - d. **Any groundwater flooding is managed and mitigated by the layout and landscape design of the scheme and by the use of a sustainable urban drainage system;**
 - e. **All proposals for the development of dwellings must demonstrate that they reflect the most up to date assessment of housing need in Cheddington for dwellings that are suited to occupancy by older person households and to first time buyer households;**
 - f. **A planning obligation is made to contribute to the cost of the provision of a new pedestrian crossing of Mentmore Road in part i (h) of this policy;**
- iii. **1.19 Ha (gross) at Land at Barkham Close for approximately 35 dwellings, provided:**
- a. **The scheme is primarily accessed from West End Road and the scheme layout provides for dwellings fronting onto Barkham Close and allows for a later phase of development within the site beyond the plan period;**
 - b. **The design, layout and landscape scheme demonstrate that the proposals will sustain the significance of Cheddington Manor House heritage asset and its setting;**
 - c. **The landscape scheme provides a structural landscape buffer and biodiversity improvements along its northern boundary, retains the existing trees along West End Road that do not compromise the site access and retains the existing trees and hedges on Barkham Close to incorporate into the front gardens of dwellings fronting the Close;**
 - d. **The scheme layout and landscape scheme provides a publicly accessible footpath, cycleway and informal amenity land to connect with the provision of the same facilities of the Mentmore Road site allocation and to connect directly to Barkham Close, but expressly does not allow for vehicular access between the sites;**

- e. The scheme layout and landscape design retain the existing pond and stream on the edge of the site and provide for public access as a new amenity and for an area to be protected for biodiversity value;**
- f. Proposals must demonstrate an assessment of local demand for plots for custom build housing and include provision accordingly, subject to overall site viability testing;**
- g. All proposals for the development of dwellings must demonstrate that they reflect the most up to date assessment of housing need in Cheddington for dwellings that are suited to occupancy by older person households and to first time buyer households;**
- h. Any groundwater flooding is managed and mitigated by the layout and landscape design of the scheme and by the use of a sustainable urban drainage system; and**
- i. A planning obligation is made to contribute to the cost of the provision of a new pedestrian crossing of Mentmore Road in part i (h) of this policy.**

Planning applications should make on-site provision for 35% of dwellings to be affordable homes unless it can be demonstrated that a lower provision is necessary to make a viable scheme.

Applicants will be encouraged to bring forward proposals in a phased programme over the duration of the plan period.

4.14 This policy allocates three sites on the north western edge of the main village for housing development in accordance with Policy 1. Together, these sites will deliver approximately 100 new homes over the plan period. It is noted that the Mentmore Road and Barkham Close sites may be large enough to accommodate later phases of development beyond the plan period.

4.15 Two of the sites – Mentmore Road and Barkham Close – form part of the setting to the Grade II listed Cheddington Manor House. The House dates from the late 16th Century and has been much altered and repaired. The listing description makes no reference to the significance of the setting to the building. However, although it is partially secluded by mature vegetation, its northern and eastern aspects allow some long views to it from Mentmore Road and Barkham Close. The policy therefore requires that not only should the respective scheme layouts and designs reflect this significance but also that the landscape schemes should provide a buffer between the new development and the House grounds.

4.16 The policy seeks to allay community concerns of too much housing development coming forward in the early years of the plan period as all of the sites are available now. Although the policy does not specify a phasing plan, it does encourage applications to come forward in phases over the plan period. A preferred spatial strategy would see the Mentmore Road scheme delivered first and then the other two sites later. This will enable that scheme to establish the footpath, cycleway and amenity provisions to Mentmore Road to connect the schemes to the station and to the centre of the village in later years.

4.17 In addition, the policy identifies the key development principles for each site to provide the local community with the confidence to know that the allocations will be delivered in the ways they wish. The principles follow good practice in design in respect of access, layout, landscaping and managing drainage and they reflect the site characteristics and their surroundings. It is vital that all the schemes do not 'turn their back' on the village but rather have layouts that provide for housing to face outwards to the surrounding roads (but do not have direct access to them) and landscaping that contribute to creating a positive street scene in a rural context. In that respect, it is expected that the existing mature hedgerows and trees on Long Marston Road, Mentmore Road and Barkham Close are retained; they could be integrated into the front gardens of the new houses and/or feature as part of new footpaths in the schemes. In addition, the principles of all three sites require connectivity between them and the surrounding village.

4.18 The principles will also ensure the schemes respond positively to the opportunity to connect the sites over the plan period to ensure the existing residents in this part of the village, as well as those of the new homes, secure benefits from the schemes. These principles are not intended to be too prescriptive and all should be capable of being provided for in a satisfactory scheme.

4.19 The policy requires that 35% of the total dwellings on each site are provided as on-site affordable housing, subject to their viability. This policy is consistent with the provisions of the District Council's 2007 Affordable Housing Supplementary Planning Document. Although this document is no longer used to secure affordable housing on larger housing schemes in the District, the 2012 Community Infrastructure Levy Viability Study prepared for the Vale of Aylesbury Plan showed that this proportion of affordable housing was viable on smaller green field sites on the edge of villages in this part of the District.

4.20 It also requires that a proportion of new homes are of a type and design that is suitable to older person households, especially so on the Barkham Close site which is suited to this purpose, given the homes in that area that are suited to that type of household. The densities of each site should allow for the provision of bungalows and maisonettes that are especially suited to, and desired by, older person households in the village. In addition, it identifies the opportunity of the two larger sites to make provision for a small number of custom build plots. It does not prescribe specific proportions of housing types but leaves this to the viability assessments of future planning applications to determine.

4.21 The Final SEA report assesses the policy as having no significant environmental effects as the allocation policies include a series of key development principles that will avoid or mitigate any negative environmental impacts. This is especially the case in respect of the proximity of the Mentmore Road and Barkham Close sites to the Cheddington Manor House heritage asset and its setting.

Policy 3: Community Facilities

Proposals to improve the viability of an established community use of the following buildings and facilities by way of the extension or partial redevelopment of existing buildings will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms, as provided for in Policy 4, and will not harm the amenities of adjoining residential properties:

- i. Village Hall;***
- ii. Sports Pavilion; and***
- iii. Scout Hut, provided, in addition, that it will not cause harm to the biodiversity value of the adjoining land.***

Proposals for a change of use and the development of the vacant station building, as shown on the Policies Map, for a A3 café/restaurant use or for a D2 children's nursery use will be supported.

4.22 This policy supports development proposals intended to secure the long term benefit of a range of facilities that are important to the local community. In some cases, remaining viable will require investment in updating and/or increasing the size of the facility to support new uses.

4.23 The policy complements AVDLP Policy GP93 by identifying those community facilities that the local community strongly favours are retained. They comprise buildings and associated land, which may be capable of being extended or redeveloped in ways that are suitable to this rural location. However, the policy requires that proposals avoid increasing the use of community facilities to the extent that they may harm the amenities of adjoining residential properties, for example through traffic movements, on-street car parking and noise or light pollution.

4.24 The policy recognises that the Scout Hut lies within a site of established biodiversity value as a result of its use as an orchard. Proposals for the improvement or redevelopment of the current building for that same purpose must demonstrate that they will avoid any harm to that value.

4.25 The Final SEA report assesses the policy has having no significant environmental effects.

Policy 4: Design

Development proposals will be supported provided:

- i. their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the character and scale of the surrounding buildings and of distinctive local landscape features; specifically, buildings should be no more than two storeys in height;**
- ii. their landscape schemes include the planting of orchard trees;**
- iii. they make provision for a minimum of two off-street car parking spaces per dwelling, or of three spaces for dwellings of 4 or more bedrooms, unless a clear case can be made for why the proposed nature of the occupation of the dwellings will result in fewer spaces being required; and**
- iv. they contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband services across the village; as a minimum, suitable ducting should be provided to the public highway that can accept fibre optic cabling; other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable.**

4.26 This policy contains a series of design-related requirements of development proposals to ensure the delivery of high quality schemes that reflect the distinct character of the parish.

4.27 The policy seeks to shape not just the appropriate design of new buildings but also of their surrounding spaces and landscape schemes. All new developments, whether built on sites identified in the CNP or on other sites within the Parish, should be of designs that respect the established sense of place and local character of the existing buildings in the area of the development and the surrounding countryside. This includes preventing the urbanisation of the village, for example by discouraging the loss of trees and hedgerows to create visibility splays or new footpaths, unless absolutely necessary. It also requires landscape schemes to include the planting of orchard trees to provide a future supply of this habitat and to recognise the historic role of orchards in Cheddington.

4.28 The policy requires all housing proposals to achieve a minimum of two off-street car parking spaces per dwelling or three spaces for homes of four or more bedrooms. This reflects community concerns that consented housing schemes of the last decade or so have unsuccessfully sought to constrain car ownership and use by under-providing for car parking. The parish is relatively remote and is not well provided for with employment uses or commercial, retail, leisure and public services and so the majority of new housing in the plan period will serve households owning at least two cars.

4.29 In which case, at least two off-street spaces should be provided, preferably in private driveways rather than communal parking courts, unless it can be demonstrated that the occupation of the dwellings will be confined to households types that tend to have lower than average car ownership,

e.g. homes for older households. However, even in these cases, it will be expected that at least one space will be provided per dwelling with a number of additional spaces dedicated to visitor parking.

4.30 The Final SEA report assesses the policy as having no significant environmental effects. Although the shift to minimum levels of car parking could be regarded as having a negative impact, the social benefits of avoiding poorly managed on-street car parking outweigh that impact.

Policy 5: Southend Hill and Westend Hill Heritage Asset & Special Landscape

The Neighbourhood Plan defines land at Southend and Westend Hills, as shown on the Policies Map, as a non-designated heritage asset and as a landscape of special value. Development proposals in this area should respect the landscape character. Development that adversely affects this character will not be permitted, unless appropriate mitigation measures can be secured.

4.31 This policy replaces the designation made by Policy RA8 ('Local Landscape Area') of the AVDLP in respect of land at Southend Hill and Westend Hill. It does so firstly by identifying the land as a non-designated heritage asset, which forms an essential open landscape setting to the designated heritage asset of the Southend Hill Scheduled Ancient Monument at the crown of the hill. Secondly, it continues to acknowledge the special landscape character of the hill that justified its identification as a Local Landscape Area in the AVDLP.

4.32 In doing so, the policy intends to prevent any development of land within the area in order to protect the special historic character of the setting to Southend Hill fort, especially in views to the hill within the village but also in longer views from the north, south and east towards and over the village. Given the significance of the open character of the hill to the Monument and to defining the strong western edge of Cheddington, it is considered that there is no capacity of the landscape to accommodate any development that encroaches into this space, or is isolated within it, without seriously undermining this special character (as evidenced in the AVDC 2008 Landscape Character Assessment: LCA 10.1).

Policy 6: Green Infrastructure & Biodiversity

Development proposals must contribute to and enhance the natural environment by ensuring the protection of local assets and the provision of additional habitat resources for wildlife and green spaces for the community, especially protected and endangered species such as badgers, Pipistrelle bats, Brown Long-eared bats and Nobel Chafer beetles.

Development proposals that enable the protection, enhancement or provision of new footpaths, bridleways and cycleways in and around the village will be supported, provided they accord with other policies of the development plan and have regard to the principles of the district-wide green infrastructure strategy.

4.33 This policy establishes the importance of development proposals

protecting the natural environment of the village and especially the local presence of protected, priority and endangered species and habitats. Developments must deliver no net loss to biodiversity and where possible a net gain by applying the Biodiversity Impact Assessment Calculator. If significant impacts are identified appropriate mitigation or compensation measures will be required in accordance with the calculator. These measures should be targeted to benefit local conservation priorities e.g. traditional orchard and Noble Chafer Beetles.

4.34 The policy also requires development to protect and enhance existing footpath, cycleway and bridleway links and to realise opportunities to create new links through development proposals. In doing so, proposals should be aware of the district-wide green infrastructure strategy, the latest version of which was prepared by AVDC in 2011. The areas in need of investment to improve their biodiversity value are mainly north of the village by the existing traditional orchards but also by Croft Meadow Fields to the south. Further opportunities include creating a footpath from Blenheim Crossroads to Westend Hill (the Manor); from the village to the station; using the old railway line and creating a circular walk around the village.

4.35 The Final SEA report assesses the policy as having no significant environmental effects and some positive impacts in respect of protecting the important heritage and landscape area to the south west of the village from development.

Policy 7: Local Green Spaces

The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Map:

- i. Open space at The Green;***
- ii. The allotments and land west of the Village Hall; and***
- iii. The Recreation Ground, High Street;***

Proposals for development on the land that is not ancillary to the use of the land for public recreational purposes or that it not required for statutory utility purposes will be resisted.

4.36 This policy proposes a number of important green spaces in the parish to be protected from development by the designation as Local Green Spaces in accordance with paras 76-77 of the NPPF.

4.37 In each case, the green spaces are an integral part of the parish and are therefore regarded as special to the local community. The CNP Local Green Spaces study (in the evidence base) sets out the case for each site to be designated. Once designated, the spaces will have the equivalent planning policy status of the Green Belt and therefore all proposals for development will be resisted unless exceptional circumstances can be clearly demonstrated, whereby they are ancillary to a public recreation use or they are required utilities development.

4.38 The Final SEA report assesses the policy as having no significant environmental effects.

5. Implementation

5.1 The Cheddington Neighbourhood Plan (CNP) will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

Development Management

5.2 Most of the policies contained in the CNP will be delivered by landowners and developers. In preparing the plan, care has been taken to ensure, as far as possible, that the policies are achievable.

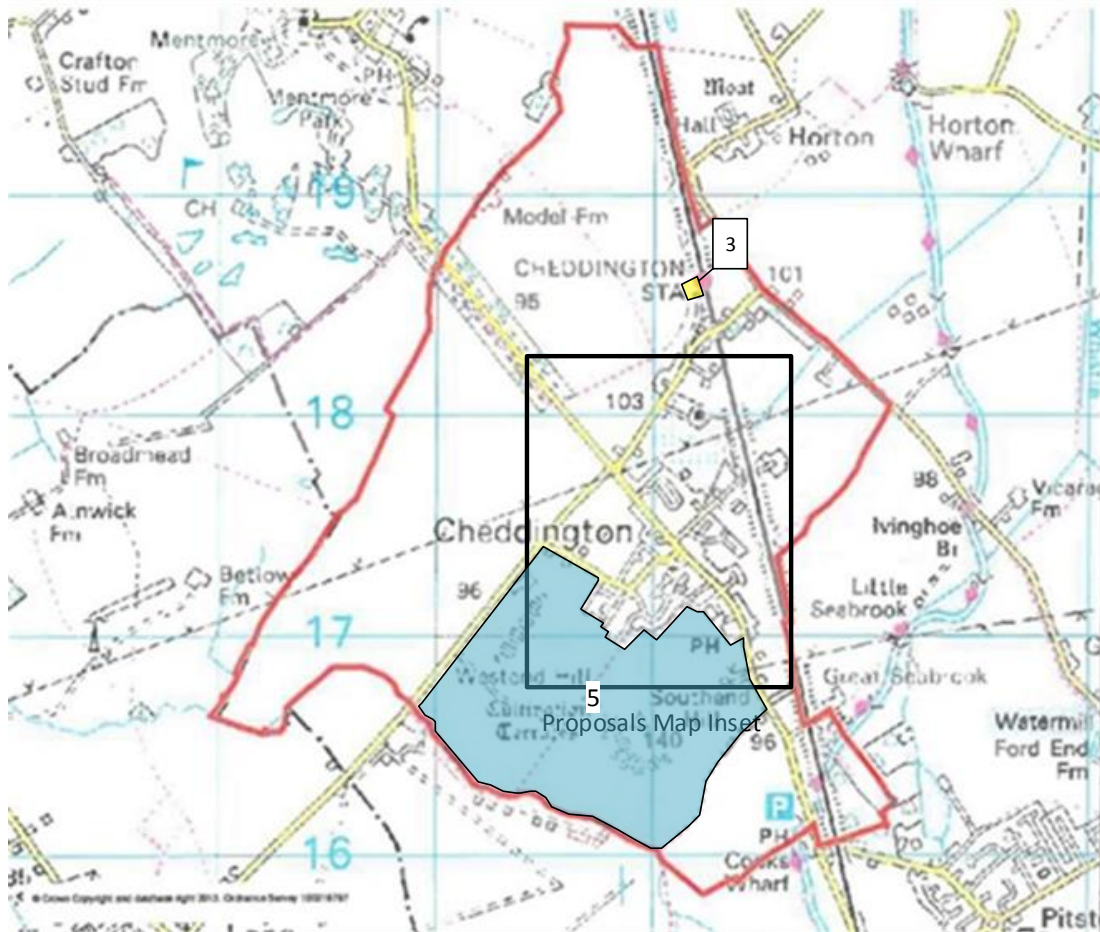
5.3 Whilst the local planning authority will be responsible for development management, the Parish Council will also use the CNP to frame its representations on submitted planning applications. It will also work with the District Council to monitor the progress of sites coming forward for development.

Infrastructure Projects



5.4 Certain policies of the CNP require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paragraphs 173 and 204 of the NPPF.

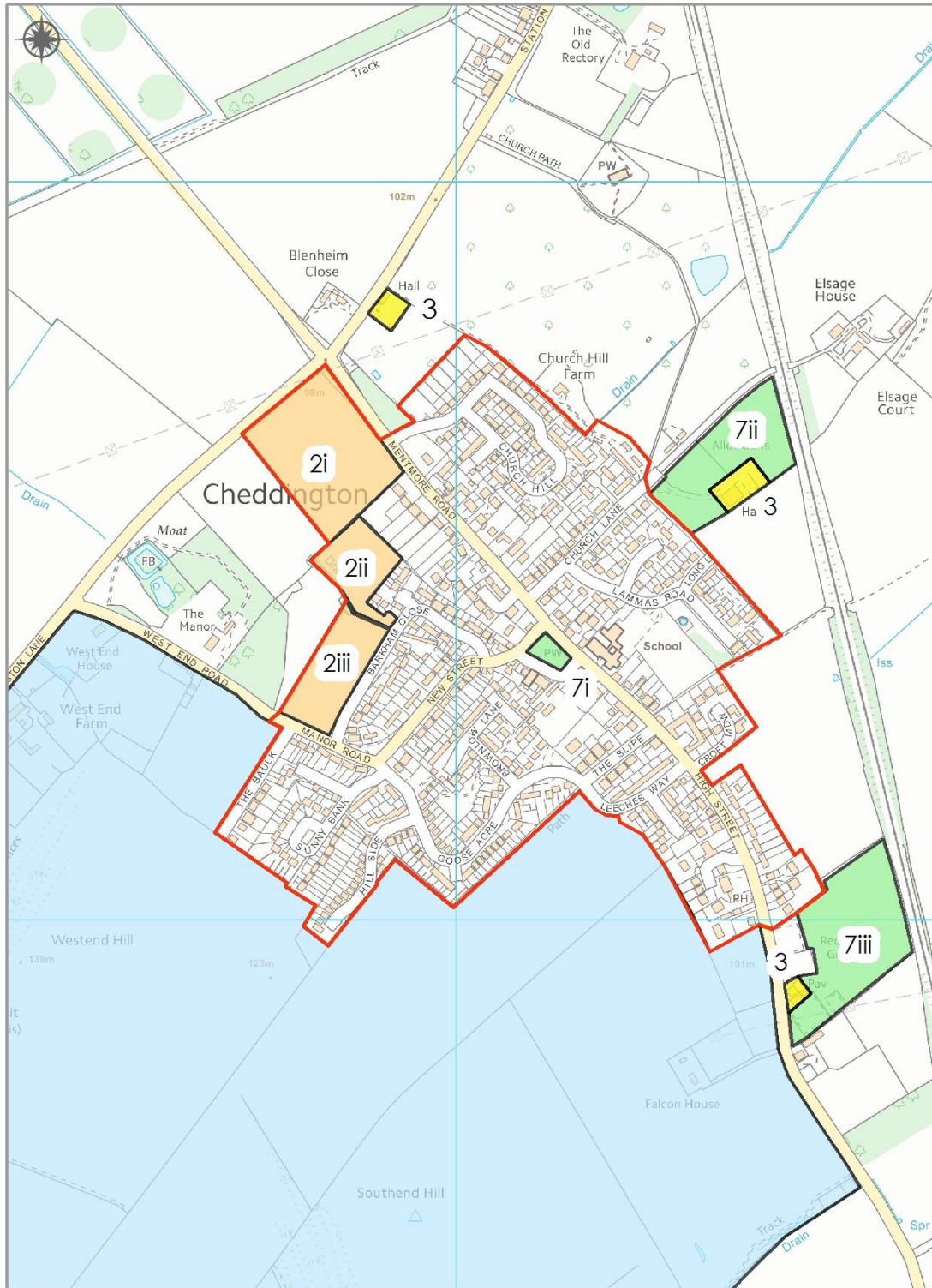
5.5 The Parish Council has identified certain priority projects for Community Levy Funding which are listed in Annex B to the Neighbourhood Plan.

Policies Map & Inset



Cheddington Neighbourhood Plan Proposals Map

-  Policy 3 Community Facilities
-  Policy 5 Landscape, Green Infrastructure & Biodiversity



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Cheddington Neighbourhood Plan Proposals Map Inset

- Policy 1 Cheddington Settlement Boundary
- Policy 2 Housing Site Allocations
- Policy 3 Community Facilities
- Policy 5 Landscape, Green Infrastructure & Biodiversity
- Policy 7 Local Green Spaces

Annex A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Cheddington Parish Council website's neighbourhood plan pages.

Cheddington Parish Plan (2003)
Cheddington Neighbourhood Plan Final SEA report (2015)
Aylesbury Vale Employment Land Review Update (2012)
Vale of Aylesbury Plan: Pre-Submission (2013)
Vale of Aylesbury Plan : Cheddington Fact Pack (2011)
Aylesbury Vale Strategic Flood Risk Assessment (2007)
Vale of Aylesbury Plan: Pre-Submission Sustainability Appraisal (2012)
Vale of Aylesbury Plan: Housing & Economic Growth Assessment (2011)
Vale of Aylesbury Plan: Water Cycle Study (2012)
Vale of Aylesbury Plan: Infrastructure Delivery Plan (2011)
Vale of Aylesbury Plan: Community Infrastructure Levy Viability Appraisal (2012)
Aylesbury Vale Strategic Housing Land Availability Assessment (2013)
Aylesbury Vale Employment Land Study (2008)
Aylesbury Vale District Local Plan (2004)
Aylesbury Vale Economic Development Strategy (2012)
Aylesbury Vale Landscape Character Assessment (2008)
Buckinghamshire Local Transport Plan 3 (2010)
Buckinghamshire Local Investment Plan (2010)
Buckinghamshire & Milton Keynes Environmental Record Centre data

Annex B – Identification of Priority Projects for Community Infrastructure funding

The Parish Council proposes some or all of the following projects for investment of future Community Infrastructure Levy funding allocated by the local planning authority and to the Parish Council:

- School improvements
- Footpaths/cycleways
- Community buildings/facilities
- Traffic calming

This series of local infrastructure projects will be prioritised for investment from the Aylesbury Vale Community Infrastructure Levy (CIL) in 2017. The CIL will replace the pooling of more than four S106 agreement financial contributions towards a single infrastructure project during the plan period. It will be charged on qualifying residential and commercial development. A minimum of 25% of the levy collected from development in the Parish will be passed to the Parish Council for investment in the Parish. The project provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parish.