



Cuddington Neighbourhood Plan

2017 to 2033

REGULATION 15 SUBMISSION

JUNE 2021

APPENDIX A: GENERAL EVIDENCE BASE



CUDDINGTON NEIGHBOURHOOD PLAN

2017 to 2033

APPENDIX A: GENERAL EVIDENCE BASE

Contents	Page
1. Introduction	3
2. Planning	4
3. Landscape	5
4. Heritage and Archaeology	5
5. Biodiversity	9
6. Water	10
7.Public Rights of way	11
8. Traffic	11
9. Miscellaneous	12

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 (as modified): 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 (NPPF) Feb 2019
[National Planning Policy Framework 2019 pdf](#)

Local Plans

Aylesbury Vale Local Plan (AVLP) saved policies – current Local Plan

Vale of Aylesbury Local Plan (VALP) as modified – Local Plan awaiting final modifications and adoption following Examination

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

[Aylesbury Vale Housing and Land Availability Assessment 2017](#)

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

[Aylesbury Vale Local Plan Settlement Hierarchy](#)

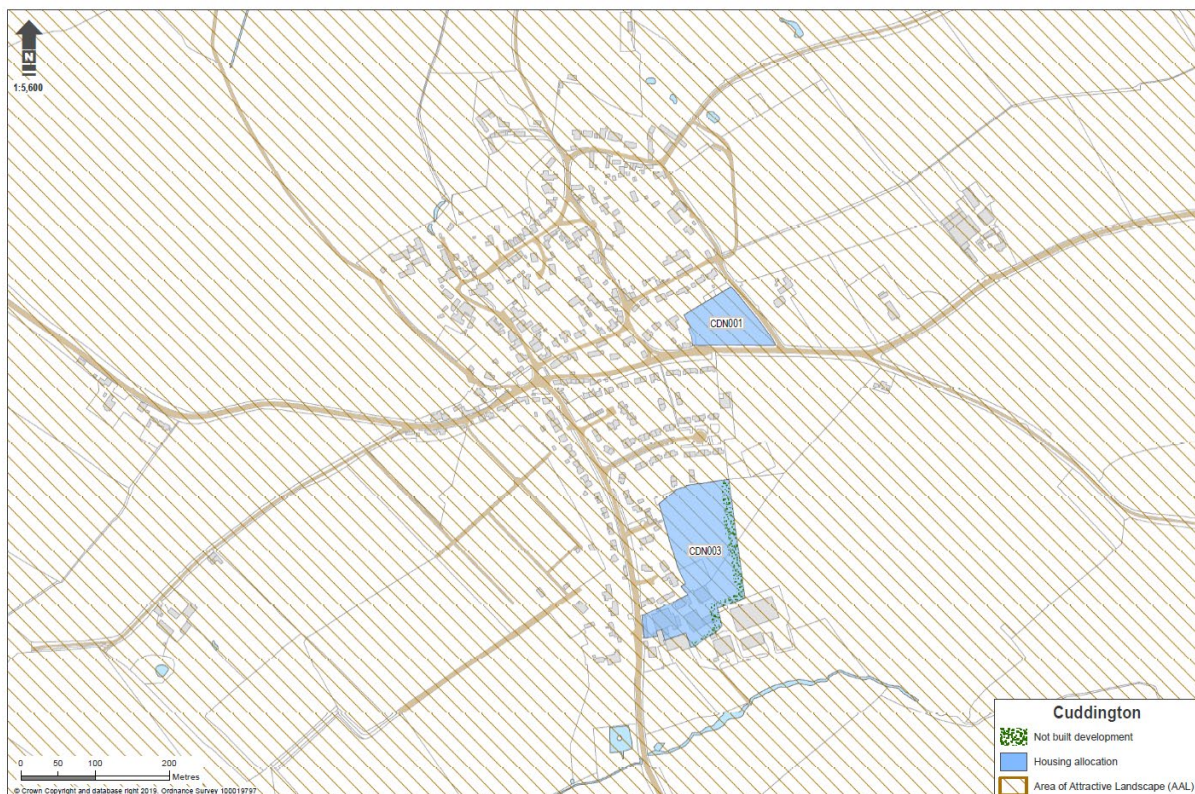


Fig 1: Map of Cuddington from VALP (as modified)

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](#)

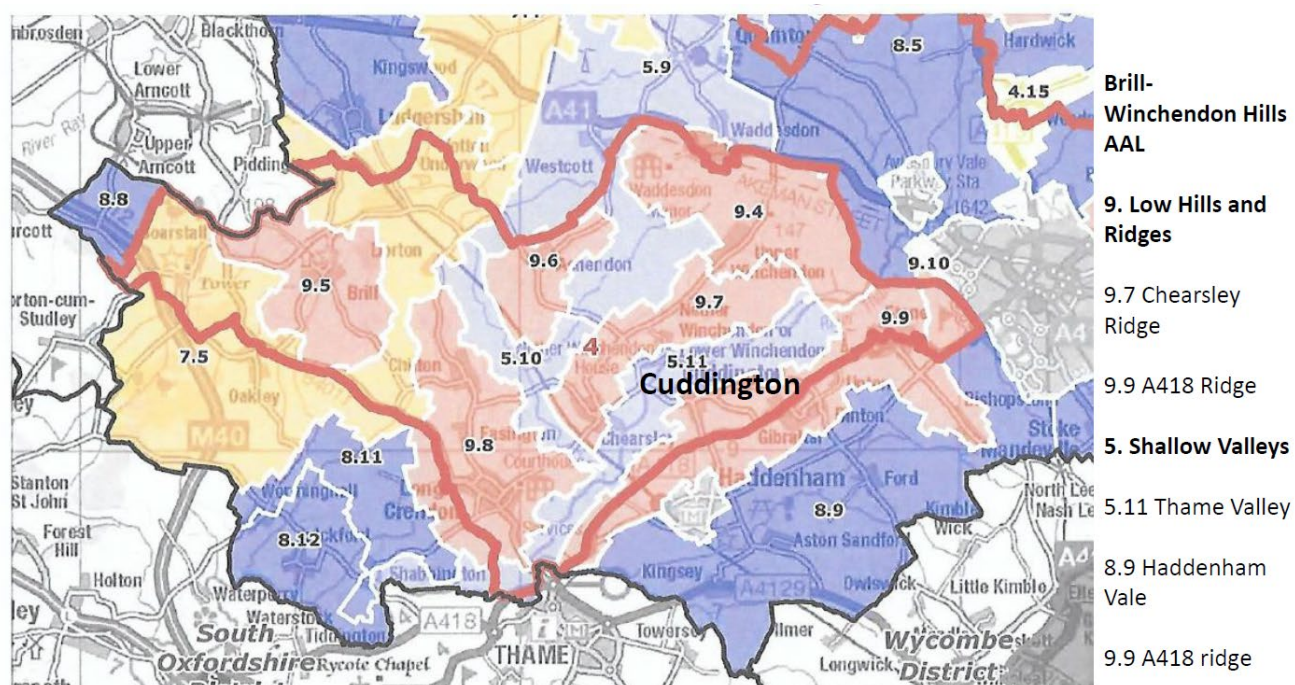


Fig 2: Map of Brill- Winchendon Hills Area of Attractive Landscape (AAL)

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](#)

MAGiC Cuddington Listed Buildings

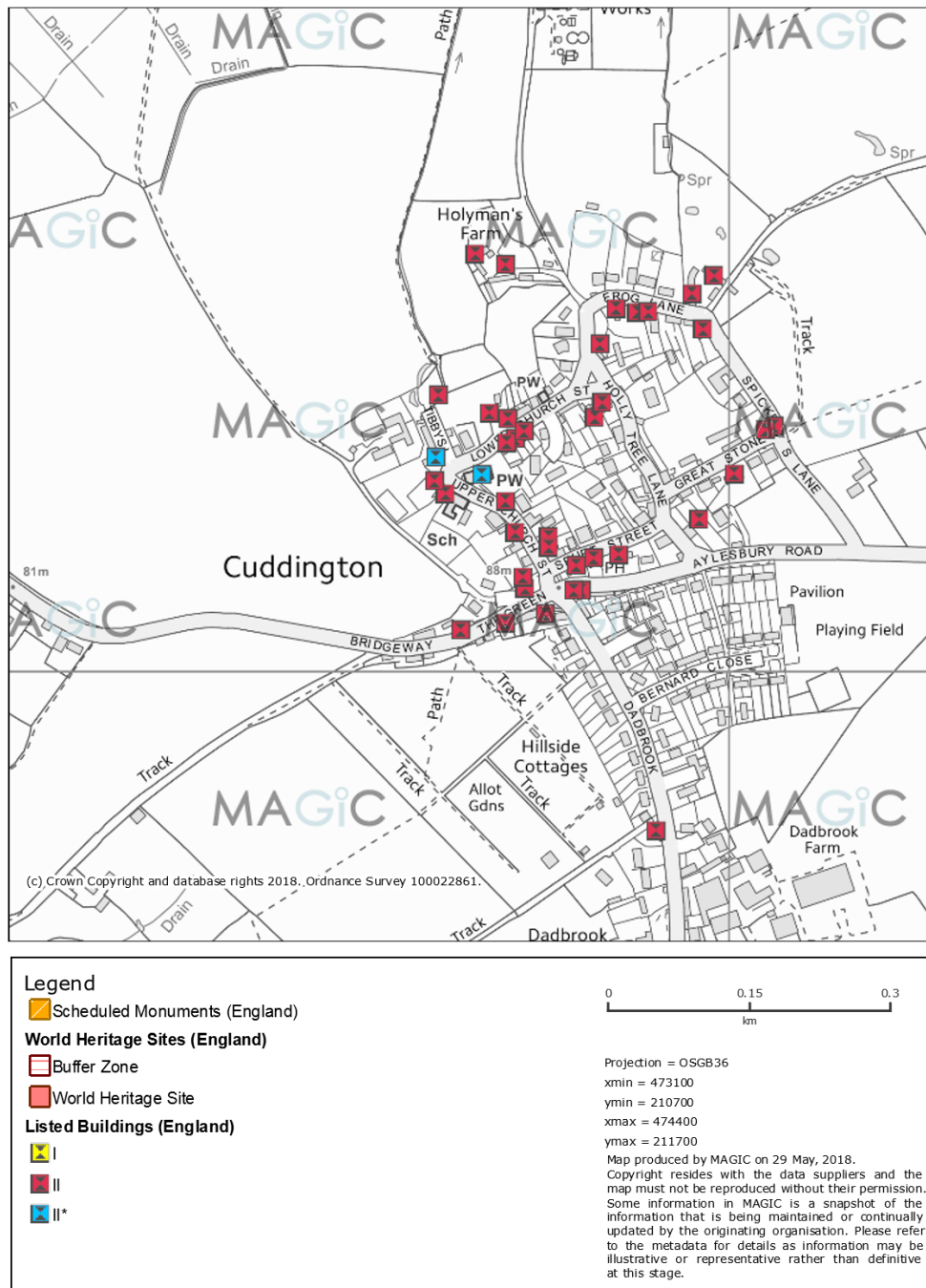


Fig 5: Map of Listed buildings in Cuddington

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

- II 2, Aylesbury Road
- II 6, Bridgeway
- II Barn and Cattle Shed Range to West of Holymans Farmhouse
- II Barn to North East of Lower Farmhouse
- II Bay Cottage Prospect Cottage
- II Beam Cottage
- II Box CottageII Bridgeway
- II Cowley (Part of Springhill Cancer Care Centre)
- II Dadbrook Cottage
- II Diffords Kitchen Flat 1 King's Stores The Old House
- II Great Stone House
- II Skittle Green Cottage
- II Greenways
- II Holymans Farmhouse
- II K6 Telephone Kiosk
- II Lower Farmhouse
- II Martin's Cottage (Greenside Cottage)
- II Nunhayes Cottage
- II Outbuilding to East of Nunhayes Cottage
- II* Parish Church of St Nicholas
- II Parish Pump on the Green
- II Seven Stars
- II Spicketts
- II Swan House

- II The Chestnuts
- II The Cottage
- II The Crown Inn
- II The Homestead
- II The Malt House
- II The Old Place
- II The Old Post

- II The Old Thatch
- II The Pitchings
- II The Thatched Cottage
- II The Three Cottages
- II Thistledome (Ingelnook Cottage)
- II Tibby's Cottage
- II* Tyingham Hall
- II Upper Green Cottage
- II 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.

MAGIC

Cuddington Habitat

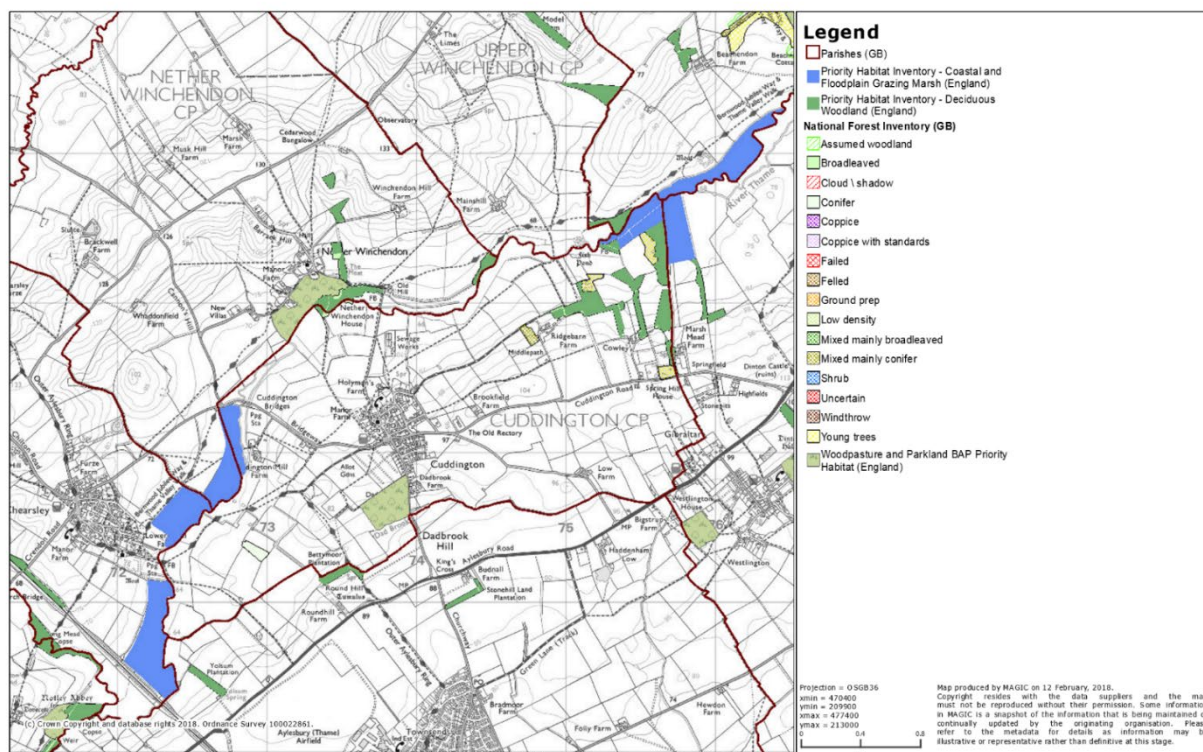


Fig 6: Cuddington habitats

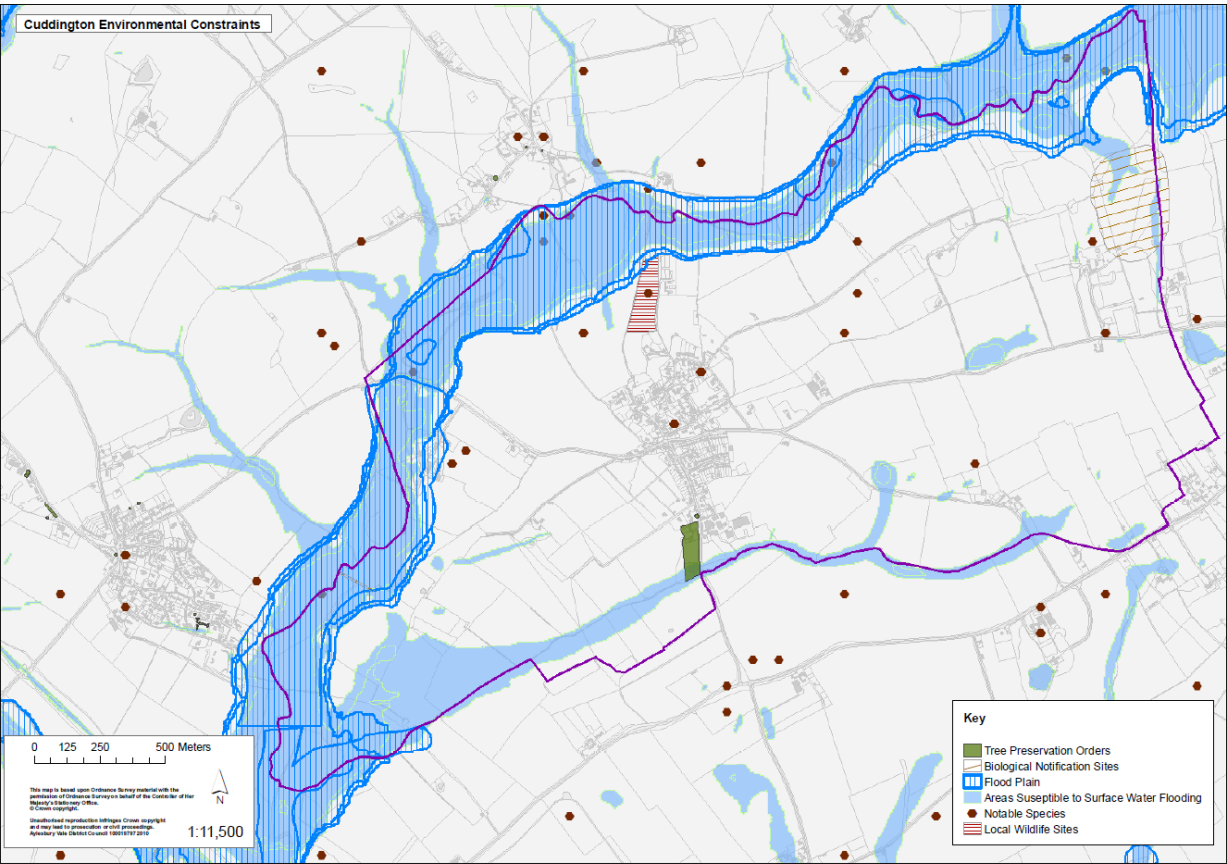


Fig 7: Cuddington environmental constraints

6. WATER

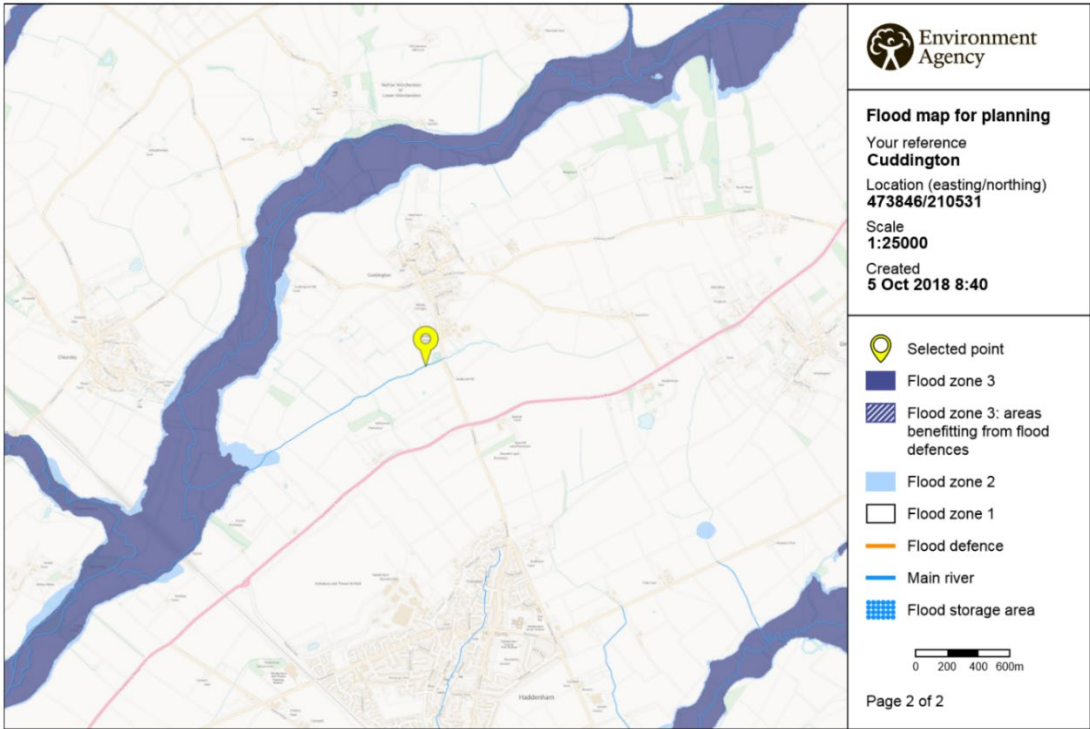
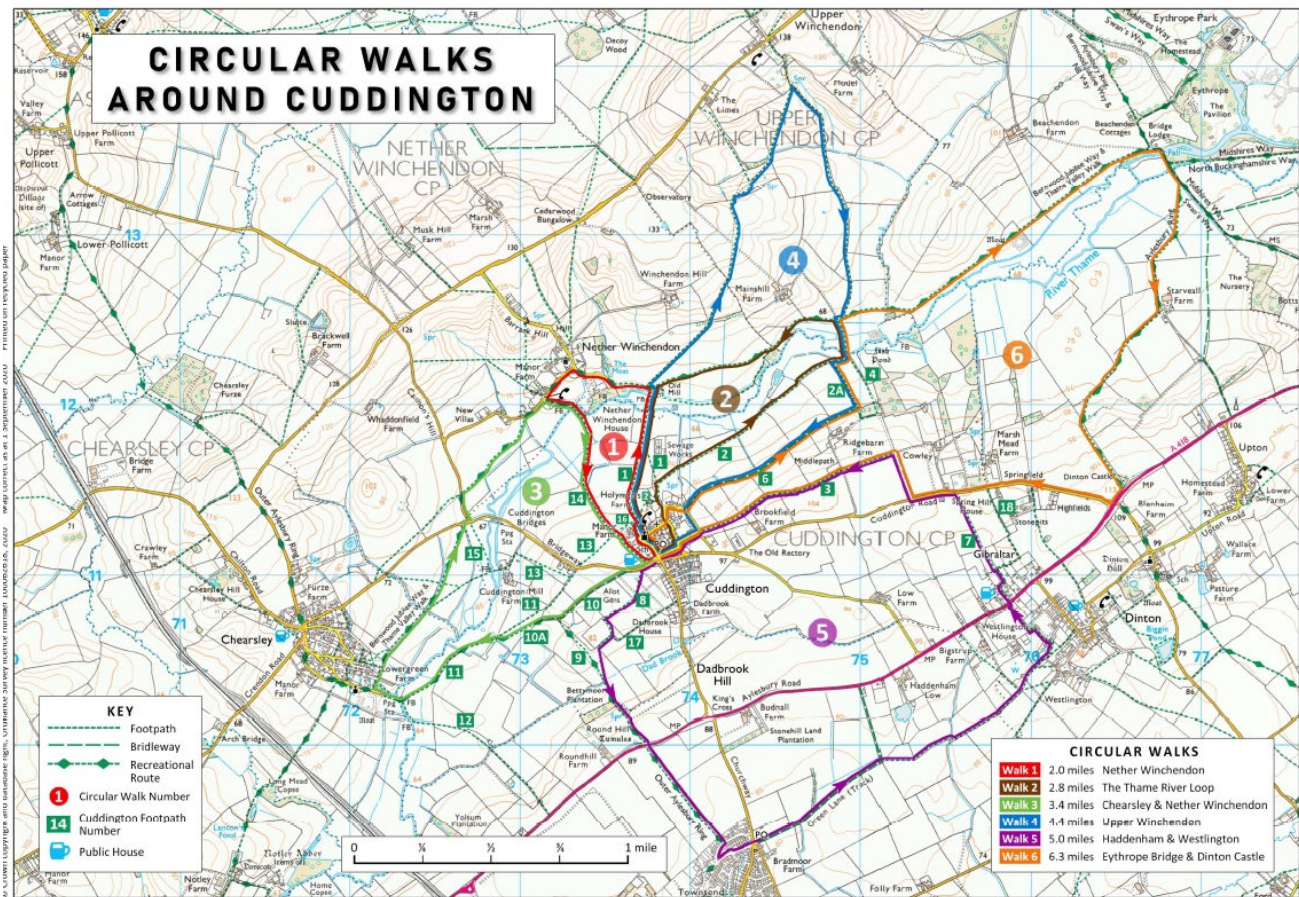


Fig 8: Flood risk area (Environment Agency)

7. PUBLIC RIGHTS OF WAY



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Fig 9: Public rights of way around Cuddington

8. TRAFFIC

Buckinghamshire County Council, Cuddington Traffic Calming: Feasibility Study Report June 2018
[2018 Cuddington traffic feasibility study pdf](#)

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

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