

Ivinghoe Parish Neighbourhood Plan 2014–2033 Pre-submission Version October 2017



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Contents

	Page
Foreword	3
Neighbourhood Plan Steering Group	4
1. Introduction	5
2. The Neighbourhood	6
3. How the Plan fits into the planning framework	15
4. How the Plan has been developed	16
5. Objectives and Policies	17
6. How to comment on this document	29
7. Monitoring and Review	29
Appendix 1 List of reports, documents and consultations supporting the Plan	30
Appendix 2 Listed buildings in Ivinghoe Parish	31
Appendix 3 How the Plan has been developed	34

List of development policies

Theme	Code	Policy title	Page
Housing	HSG1	Development inside Ivinghoe and Ivinghoe Aston	21
	HSG2	Development outside Ivinghoe and Ivinghoe Aston	22
Environment	ENV1	Biodiversity net gain	22
	ENV2	Listed structures	23
	ENV3	Footpaths, bridleways and cycleways	23
Transport	TRA1	Highway safety and parking	25
	TRA2	Developer contribution to highway safety and parking	25
Recreation	REC1	Recreational facilities	26
	REC2	Impacts of other developments on recreational facilities	26
Telecommunications	TEL1	Telecommunications technology	27
Business	BUS1	Encouragement of businesses	28

Foreword

Ivinghoe Parish Council takes pride in its thriving, active and steadily growing community. It recognises the increasing demand for housing and, in representing the interests of its community, wishes to exercise its influence over the nature and scale of development across the parish. The Localism Act 2011 has enabled us to produce our own neighbourhood plan and the community has taken the opportunity to create this plan, the Ivinghoe Parish Neighbourhood Plan (IPNP).

The IPNP is compliant with not only the Localism Act 2011 but also, where appropriate, with the saved policies of the 2004 Aylesbury Vale District Local Plan, the emerging Vale of Aylesbury Local Plan, the 2012 National Planning Policy Framework and subsequent updates and guidance notes. Once the IPNP 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. The Plan not only considers the future of our parish in terms of the development of housing but also addresses the associated issues relating to the environment, transport, recreation facilities, business and telecommunications.

A key feature of the parish is its setting within and adjacent to the Chilterns Area of Outstanding Natural Beauty. The natural and heritage assets of the parish are valued greatly by both our residents and the large numbers of visitors, who contribute to the economic wealth of the community. The conservation and enhancement of these assets is significantly important to the community as a whole.

In late 2014, the Parish Council appointed a volunteer steering group, which has subsequently consulted widely through events, polls, news articles and questionnaires with residents, businesses and other interested parties. The Steering Group has also consulted Aylesbury Vale District Council, Natural England, the Chilterns Society and other statutory consultees, to ensure that the Plan is both sustainable and robust. Throughout this process, the Steering Group has maintained close contact with the Parish Council.

The Parish Council sincerely thanks the whole community for the time and input provided to the consultation process. It is also thanks the Steering Group members past and present for their diligent work in preparing this Plan. We are confident that, as a result, the sustainable future of the community will be ensured to the benefit and enjoyment of residents, businesses and visitors.

Cllr Karen Groom
Chairman, Ivinghoe Parish Council

Neighbourhood Plan Steering Group

Current members

Chair: Malcolm Stubbs

Sheena Bexson

Stephen Booth

Rikki Harrington

Past Members

Richard Freeman

Christabel Boersma

Brian Dale

Jacky Parsons

Carol Tarrant

Bob Corn

Andrew Kinsey

Richard Wade

Ruth Benton

Pat Roach

Dean Fox

1. Introduction

- 1.1 Neighbourhood planning has become an integral part of the planning system following the introduction of the Localism Act in 2011. This Act allows local communities to guide planning policy through neighbourhood plans at a local level. This in turn guides future applications for planning permission.
- 1.2 A neighbourhood plan enables residents to participate in, and contribute towards, improving the social, economic and cultural wellbeing of the local area.
- 1.3 The Ivinghoe Parish Neighbourhood Plan (IPNP) has been developed through consultation with the community and statutory consultees, extensive examination of relevant data and documents (Appendix 1), together with surveys and audits undertaken by the Steering Group. As such, the plan seeks to represent the wishes and desires of the community to help guide future development.
- 1.4 The IPNP Steering Group is an independent body comprising residents of the parish who have come together to prepare the IPNP on behalf of Ivinghoe Parish Council, which is the recognised Qualifying Body for the purposes of submission of the Plan.
- 1.5 The IPNP presents a vision for the future of our community and sets out objectives and policies to realise this vision.

2. The Neighbourhood

- 2.1 Ivinghoe Parish Council is preparing a neighbourhood plan for the area designated by the local planning authority, Aylesbury Vale District Council (AVDC), under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Area (Fig. 1) was designated by AVDC for this purpose on the 6th January 2015.

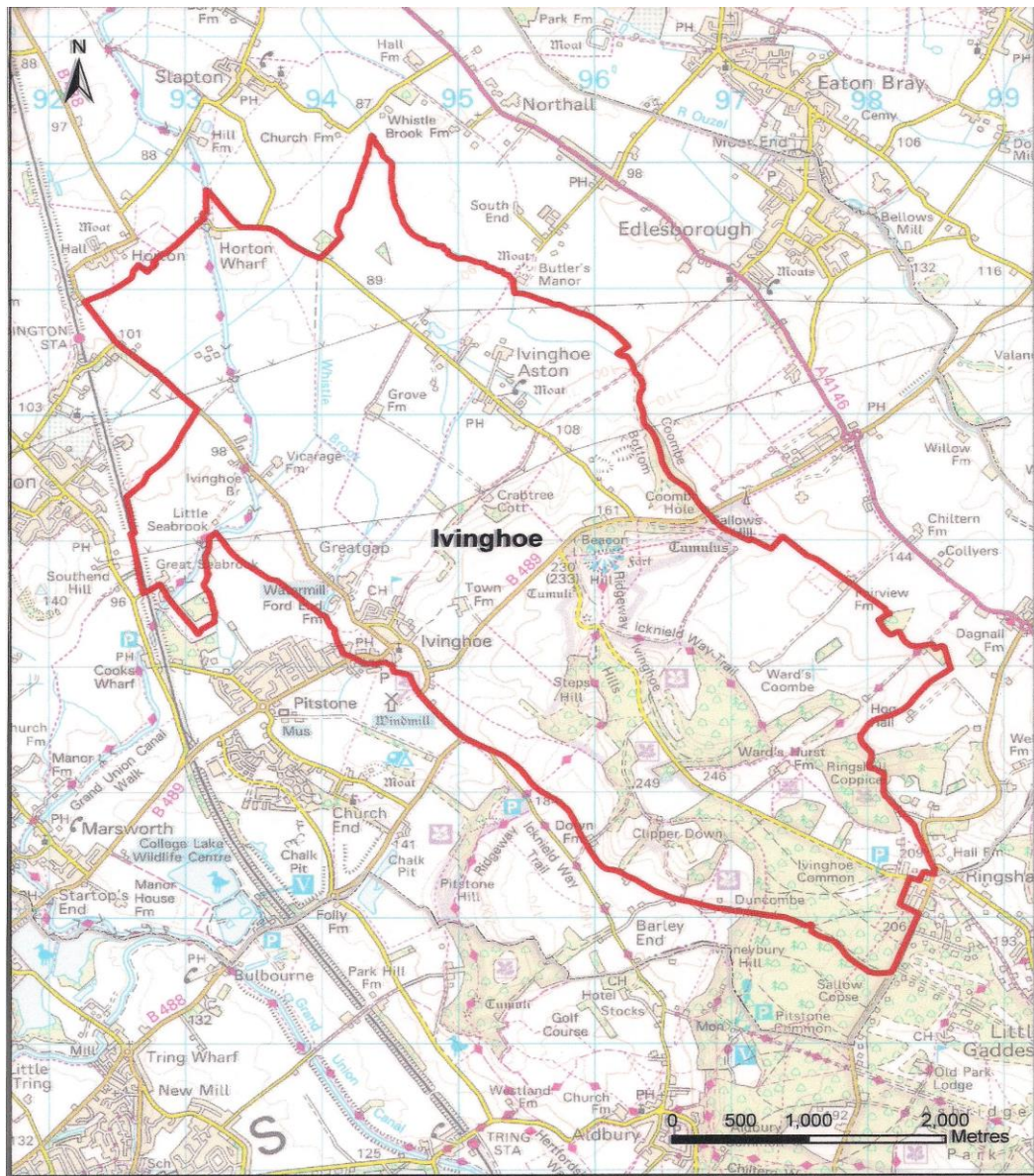


Fig. 1: Ivinghoe Parish Neighbourhood Plan Boundary

- 2.2 The parish is bisected by the B489, to the southeast of which lie the Chiltern Hills and to the northwest of which the land slopes downwards and flattens out into the Vale of Aylesbury. Around 1000 people live within the parish, most in Ivinghoe and Ivinghoe Aston. The separately identified area of Ford End is a small collection of properties lying at the northern end of Ivinghoe. The parish also contains the small settlements of Great Gap and Ringshall. Overall there are around 400 properties, 43 of which are listed buildings or other structures (Appendix 2). From April 2013 to October 2017, 15 dwellings were built and a further 16 granted planning permission. There are no Gypsy or Traveller sites in the parish.
- 2.3 The Vale area is predominantly rural, with agricultural land being mostly Grades 3 and 4 (Fig. 2). Much of the land to the southeast of the B489 is owned by the National Trust and is within the Chilterns Area of Outstanding Natural Beauty. Most of this area is designated as Metropolitan Green Belt, and this extends to the bottom of the hill on the Vale side of the B489. The southeast section has an unusually rich natural history and includes the Ashridge Commons and Woods Site of Special Scientific Interest (SSSI) and the Ivinghoe Hills SSSI (Fig. 3). Ivinghoe Common is within one of the nine clusters of the Chilterns Beechwood Special Area of Conservation (Fig. 3). There is one Local Geological Site (Ivinghoe Beacon to Incombe Hole; Fig. 4). There are Biological Notification Sites at the Grand Union Canal south of Horton Wharf, the Grand Union Canal Great Seabrook to Ivinghoe Locks, Whistle Brook and Crawley Wood (Fig. 4). The parish contains several Priority Habitats (Fig. 5). There are Neolithic, Bronze Age and Iron Age relicts around Ivinghoe Beacon and there is some evidence of Roman settlement in the parish.
- 2.4 The nearest towns by road from Ivinghoe are Tring (6 km), Dunstable (11 km), Leighton Buzzard (12km) and Aylesbury (15 km). The parish is poorly served by public transport. The nearest railway stations are in Cheddington (5 km from Ivinghoe) and Tring Station (6 km from Ivinghoe) and these provide services to London and Milton Keynes. A very limited bus service connects Ringshall with Hemel Hempstead and Berkhamsted. A reasonably frequent bus service links Ivinghoe to Aylesbury, Tring, Dunstable and intermediate villages on Mondays to Saturdays. A bus service links Ivinghoe Aston to Leighton Buzzard twice a day on Mondays to Saturdays. The local roads are narrow and do not host cycle lanes. There is significant Heavy Goods Vehicle traffic through Ivinghoe and congestion often occurs. Speeding vehicles are a problem on the straight road through Ivinghoe Aston and on the road through Great Gap towards Leighton Buzzard. Parking is a notable problem on the High Street in Ivinghoe and there is little off-road car parking provision.
- 2.5 The parish is well-served by a network of bridleways and footpaths. Within a short distance, residents have significant accessible green space including the

Ashridge Estate and its visitor centre with café, the Grand Union Canal and associated Tring Reservoirs, College Lake Nature Reserve and Wendover Woods.

- 2.6 Brookmead Primary School is situated within Ivinghoe on the parish boundary with Pitstone. The independent Windmill Pre-School is situated on the Brookmead School site, as is the Sure Start Children's Centre Pre-School. The majority of primary-aged children in the parish attend Brookmead School but some, especially from Ivinghoe Aston, attend Edlesborough and Dagnall Schools. The Parish is in the catchment area for the Cottlesloe School in Wing and three Grammar schools in Aylesbury. Some Ivinghoe children attend Tring Secondary School. Information Technology tuition is available at the Old School Hub and Beacon Villages Community Library in Ivinghoe.
- 2.7 Ivinghoe Town Hall incorporates a shop/post office, a library and a large hall, which is used for a variety of activities. The Old School in Ivinghoe has been converted into a café and village hub. A Scout HQ is home to the 1st Ivinghoe and Pitstone Scout Group. The facilities at Brookmead School are used by both Pitstone and Ivinghoe Junior Football Clubs and a youth café serving 11–18-year-olds. Ivinghoe has a fine-dining restaurant (The King's Head) and a pub (The Rose and Crown), the latter being a village social focal point, which is used by several groups for meetings. Ivinghoe has a nine-hole golf course. Ivinghoe Lawn includes a playground, adult exercise trail and sports facilities and the village also has several allotments. In Ivinghoe Aston, there is a village hall, a pub (The Village Swan) owned by shareholding residents, allotments and a children's playground.
- 2.8 The distinctiveness of Ivinghoe village has been recognised through the designation of a Conservation Area in the centre of the village and in Ford End (Fig. 6). Fundamental to this designation has been Ivinghoe's setting, positioned against the backdrop of the Chiltern Hills. There are many spectacular views which can be gained from various vantage points throughout the village. The historic core of Ivinghoe is a distinctive characteristic of the village.
- 2.9 Figure 7 provides a pictorial overview of the parish.

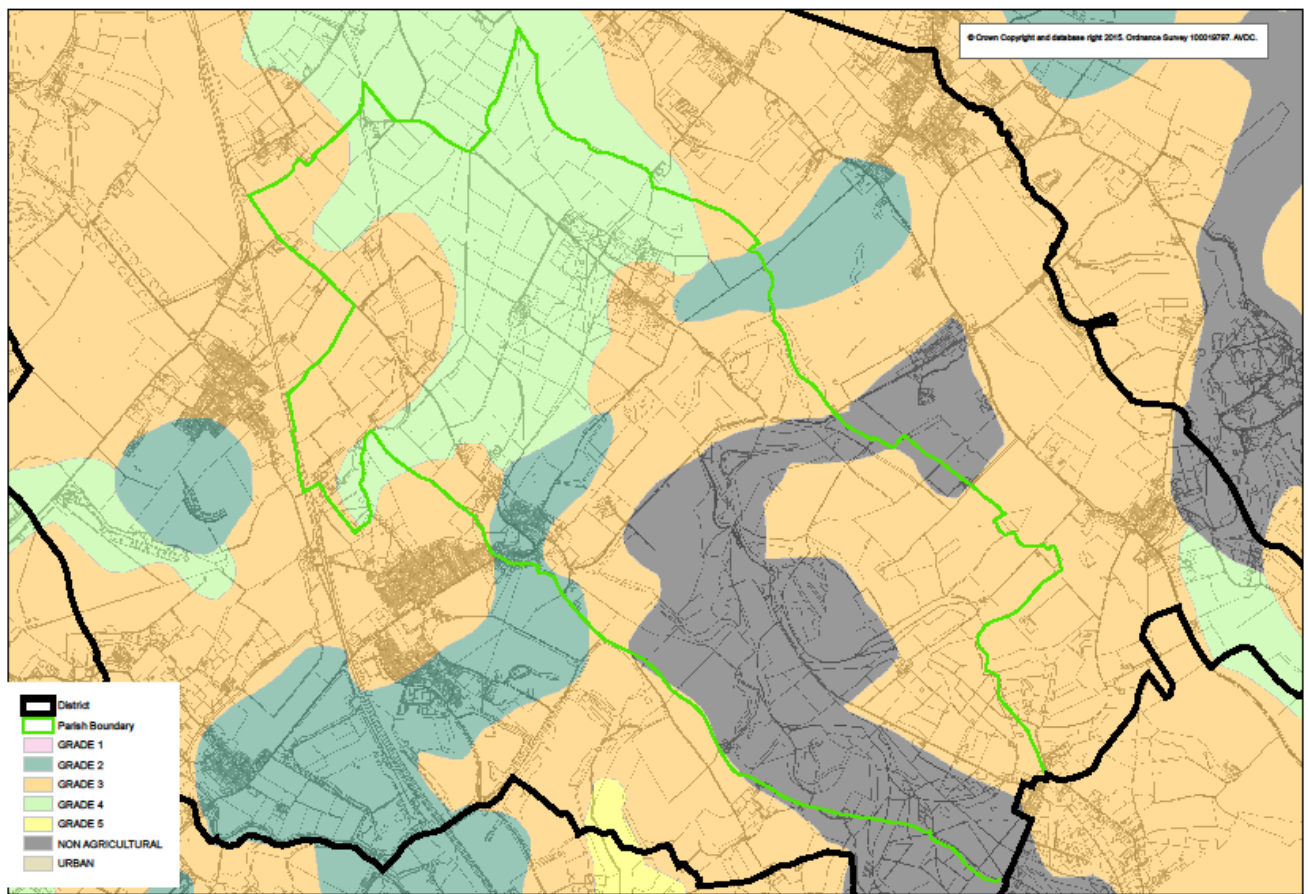


Fig. 2: Agricultural land classification in Ivinghoe Parish

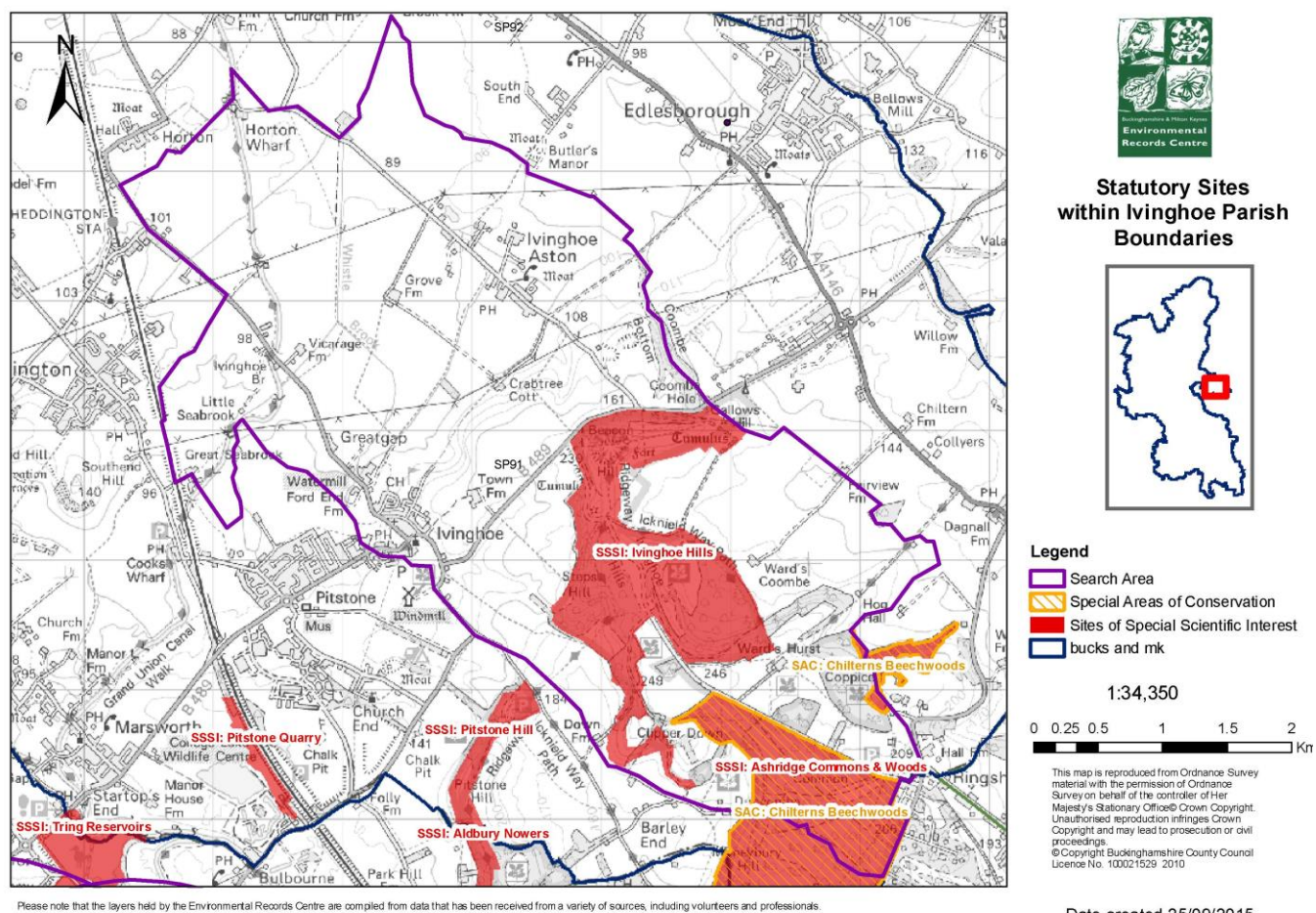


Fig. 3: Statutory Sites with Ivinghoe Parish

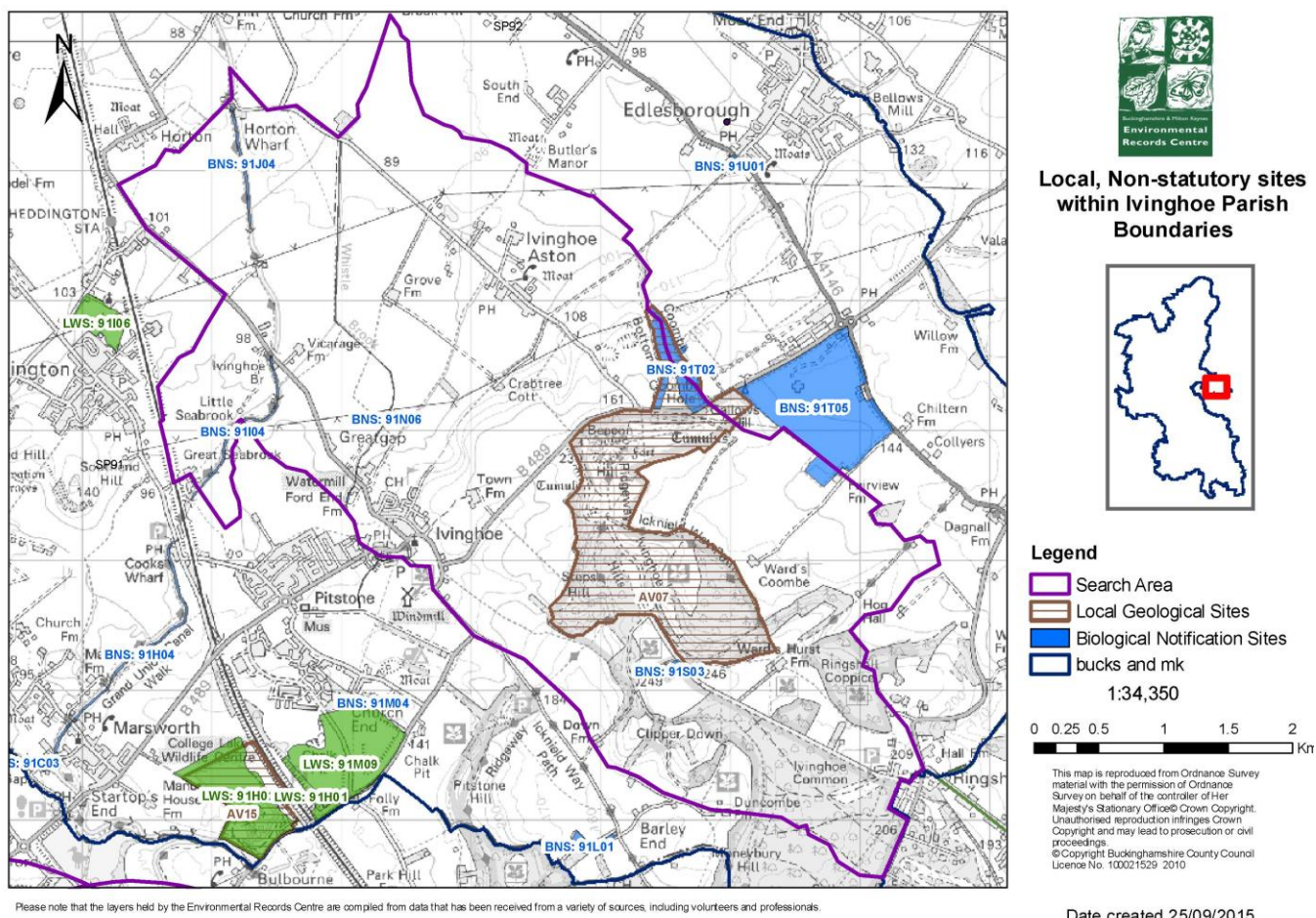


Fig. 4: Non-statutory Sites within Ivinghoe Parish

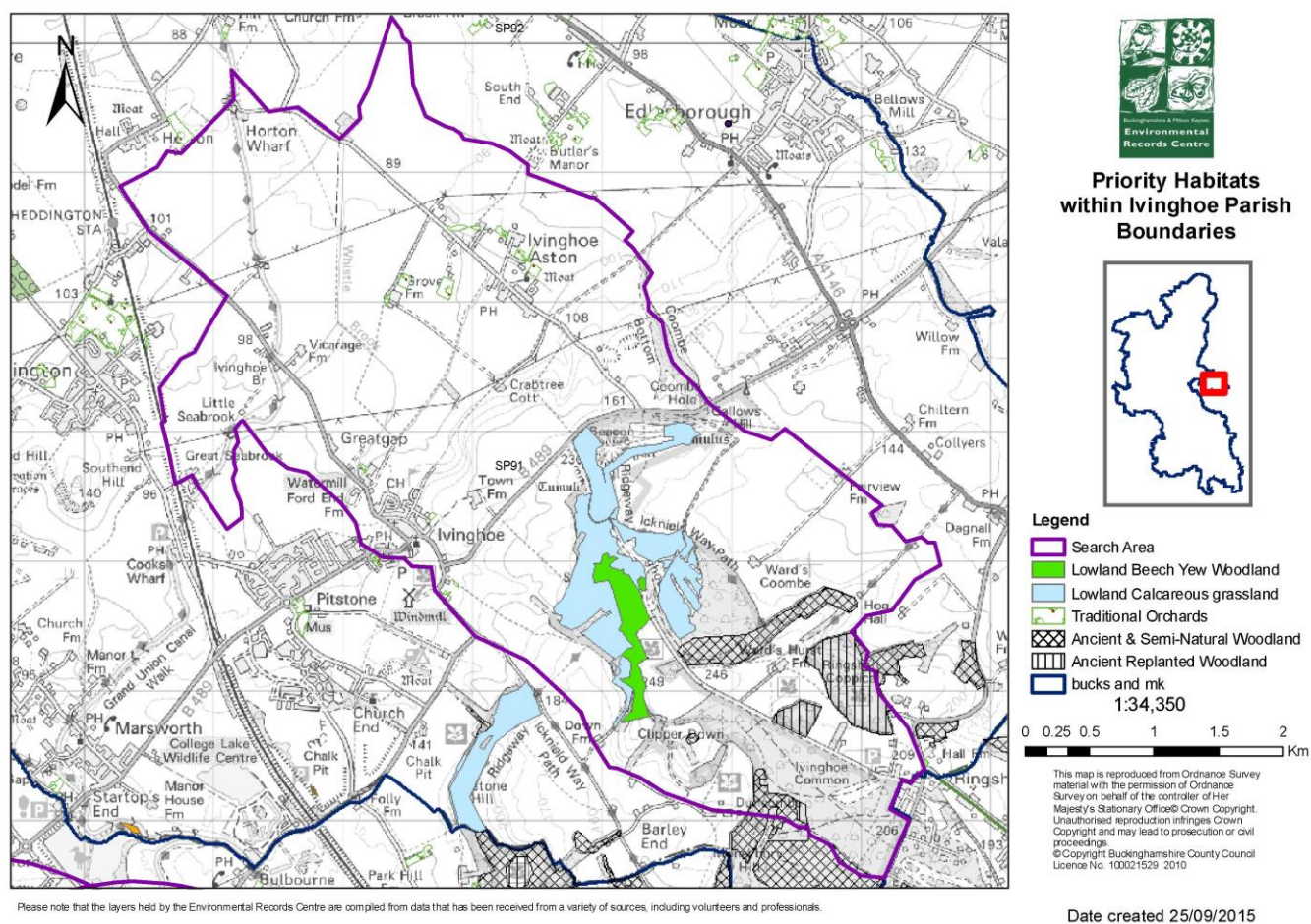


Fig. 5: Priority Habitats within Ivinghoe Parish

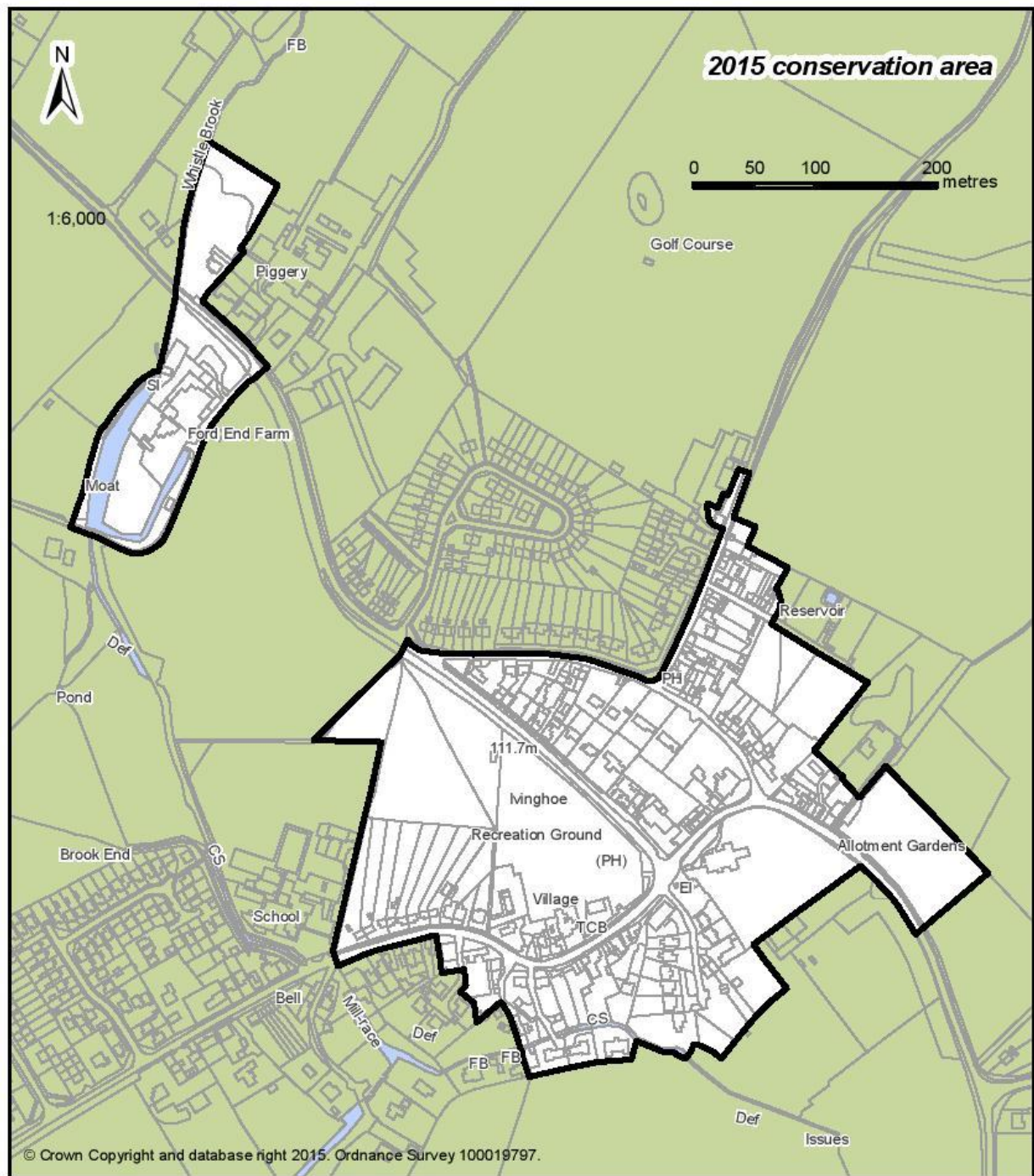


Fig. 6: Ivinghoe Conservation Area



Ivinghoe



Ivinghoe Aston



Ringshall



Ford End Watermill



Ivinghoe from the Chilterns AONB



St Mary's Church, Ivinghoe

Fig. 7: Pictorial overview of Ivinghoe Parish

3. How the Plan fits in the planning framework

- 3.1 As with all other neighbourhood plans, the Ivinghoe Parish Neighbourhood Plan (IPNP) must take account of prevailing national planning policies. These are primarily contained in the National Planning Policy Framework (NPPF). The IPNP must also be in general conformity with the adopted Local Plan – currently this comprises the saved policies from the out-of-date Aylesbury Vale District Local Plan, and have regard to the emerging policies of the Vale of Aylesbury Local Plan (VALP).
- 3.2 Under the Localism Act, the Government wants communities to raise concerns, issues and desires through a neighbourhood plan, which must meet the necessary criteria, together with setting out bespoke local policies for managing development within the Plan area. The ethos of the Act is about building neighbourhoods, not stopping growth.
- 3.3 A neighbourhood plan is a planning document aimed at guiding future development within the Plan area. The Plan is concerned with development of land and its associated social, economic and environmental issues.
- 3.4 Although there is considerable scope for the local community to decide on its planning policies, neighbourhood plans must meet the following basic conditions:
 - consistency with national planning policy;
 - consistency with local planning policy;
 - promotion of the principles of sustainable development; and
 - compliance with European environmental standards.
- 3.5 In addition, the Parish Council must be able to show that it has properly consulted local people and other relevant organisations during the process of making its neighbourhood plan and has followed the 2012 Neighbourhood Planning Regulations.
- 3.6 These requirements will be tested by an independent examiner once the neighbourhood plan is finalised. If satisfied, the Examiner will recommend to AVDC that the Plan goes to referendum of the local electorate. If a simple majority of the turnout votes for the IPNP, then it becomes adopted by AVDC as a formal planning policy for the local area.

4. How the Plan has been developed

- 4.1 This section shows the key stages in the construction of the Ivinghoe Parish Neighbourhood Plan (IPNP). Further details are provided in Appendix 3.
- 4.2 On 7th October 2014, Ivinghoe Parish Council voted to produce a neighbourhood plan.
- 4.3 A Steering Group was formed on 20th November 2014.
- 4.4 The Neighbourhood Area for the IPNP was designated by Aylesbury Vale District Council as the whole of the Parish of Ivinghoe.
- 4.5 Research was undertaken by the Steering Group to develop a current picture of relevant aspects of the parish. The results were presented at public consultations on 11th and 12th September 2015 (Brookmead School), 15th September (Ivinghoe Aston Village Hall) and 4th November (The Hub, Ivinghoe), and through a roving display during October 2015.
- 4.6 Following these consultations, a vision for Ivinghoe Parish was agreed as follows:

The vision for Ivinghoe Parish is:
to grow our community sympathetically, conserving and enhancing the special character, landscape and historical qualities of the parish.

- 4.7 Feedback from the consultation events was used to define a set of objectives for the IPNP. These objectives were used as the basis for a questionnaire circulated to all residents and businesses in March 2016.
- 4.8 The responses to the consultation exercise described above led to the addition of an objective concerning telecommunications, and to the development of a draft IPNP.
- 4.9 The pre-submission draft IPNP was presented at public events on 12th and 13th September 2017 and made available on the Parish Council Website. It was sent to 26 statutory consultees on 25th October 2017. Interested parties were given until 5pm on 6th December to make comments.
- 4.10 All comments on the pre-submission draft IPNP will be carefully considered and changes to the Plan will be made as necessary in response to comments.

5. Objectives and Policies

- 5.1 For each objective, policies are proposed which should be used in determining future planning applications in order to achieve the Ivinghoe Parish Neighbourhood Plan's (IPNP) objectives. The policies should be used together when potential development is being considered within the parish to ensure that each proposal is acceptable. Each policy is accompanied by supporting text providing the rationale and justification for its adoption. All policies are in accordance with the key aims and objectives of the National Planning Policy Framework (NPPF).
- 5.2 Importantly, the proposed policies seek to retain the character of the parish, whilst promoting sustainable development which is in keeping with, and of a size and scale appropriate to, the location. This recognises that the scale of development is contextually relevant to sustainable growth, especially in more rural locations, where the ability to absorb larger development is more constrained than in more urban locations with extensive facilities and good transport links. The policies have been specifically chosen and formulated to adhere to the principles of sustainable development, defined by the NPPF as:

“Development that meets the economic environmental and social needs of the present without compromising the ability of future generations to meet their own needs.”

- 5.3 The draft policies were submitted to AVDC for screening to determine the need for a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA). After input from statutory consultees, AVDC deemed SEA and HRA unnecessary.

5.4 Housing

- 5.4.1 The objective of the housing policies is:

To achieve a mix of sustainable dwelling types and tenure which enhance the character, appearance, biodiversity and landscape setting of the parish.

Particular attention will be given to the implications of potential development in the villages of Ivinghoe and Ivinghoe Aston. The settlement boundaries for Ivinghoe and Ivinghoe Aston are shown in Figs 8–10.

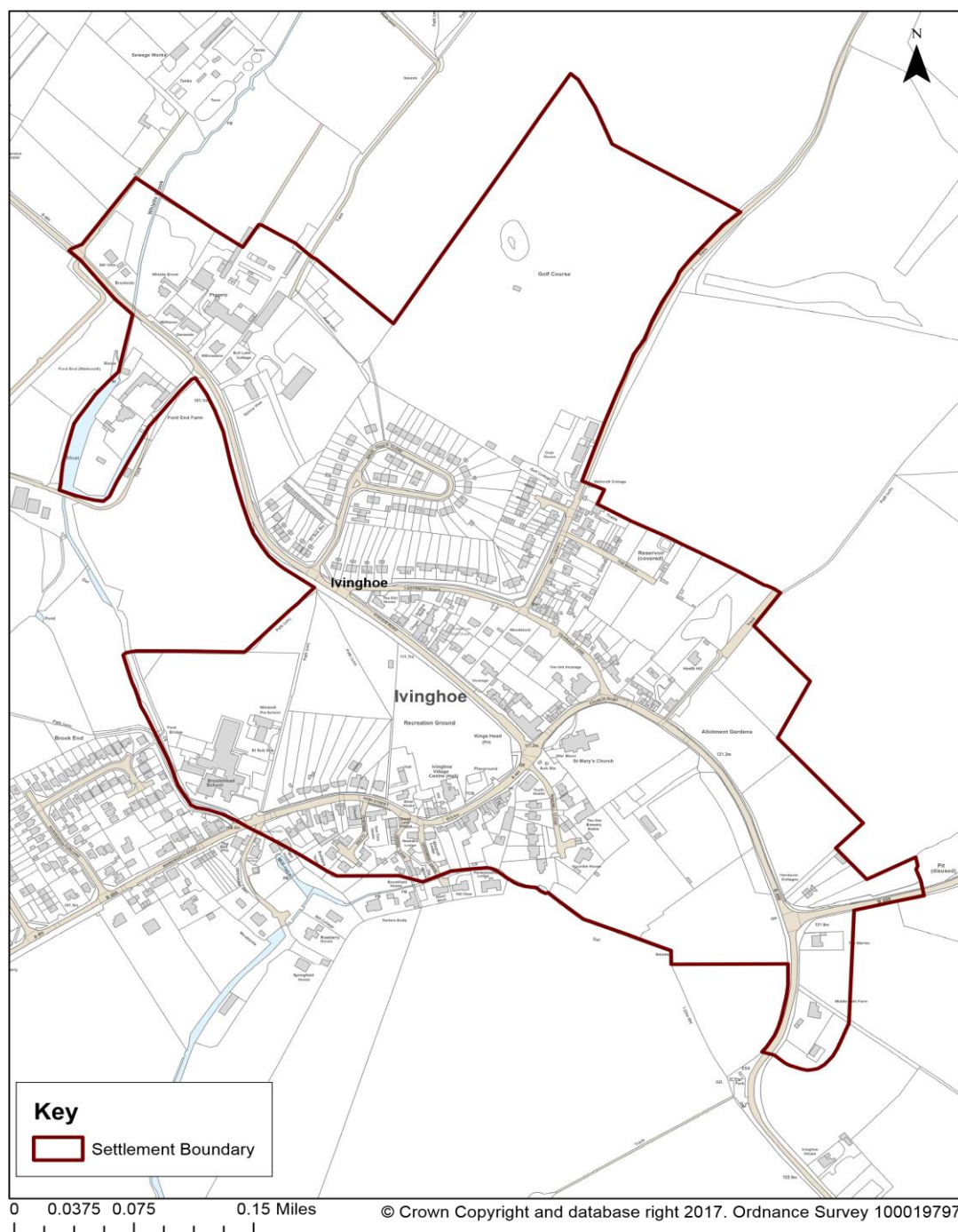


Fig. 8: Settlement boundary for Ivinghoe

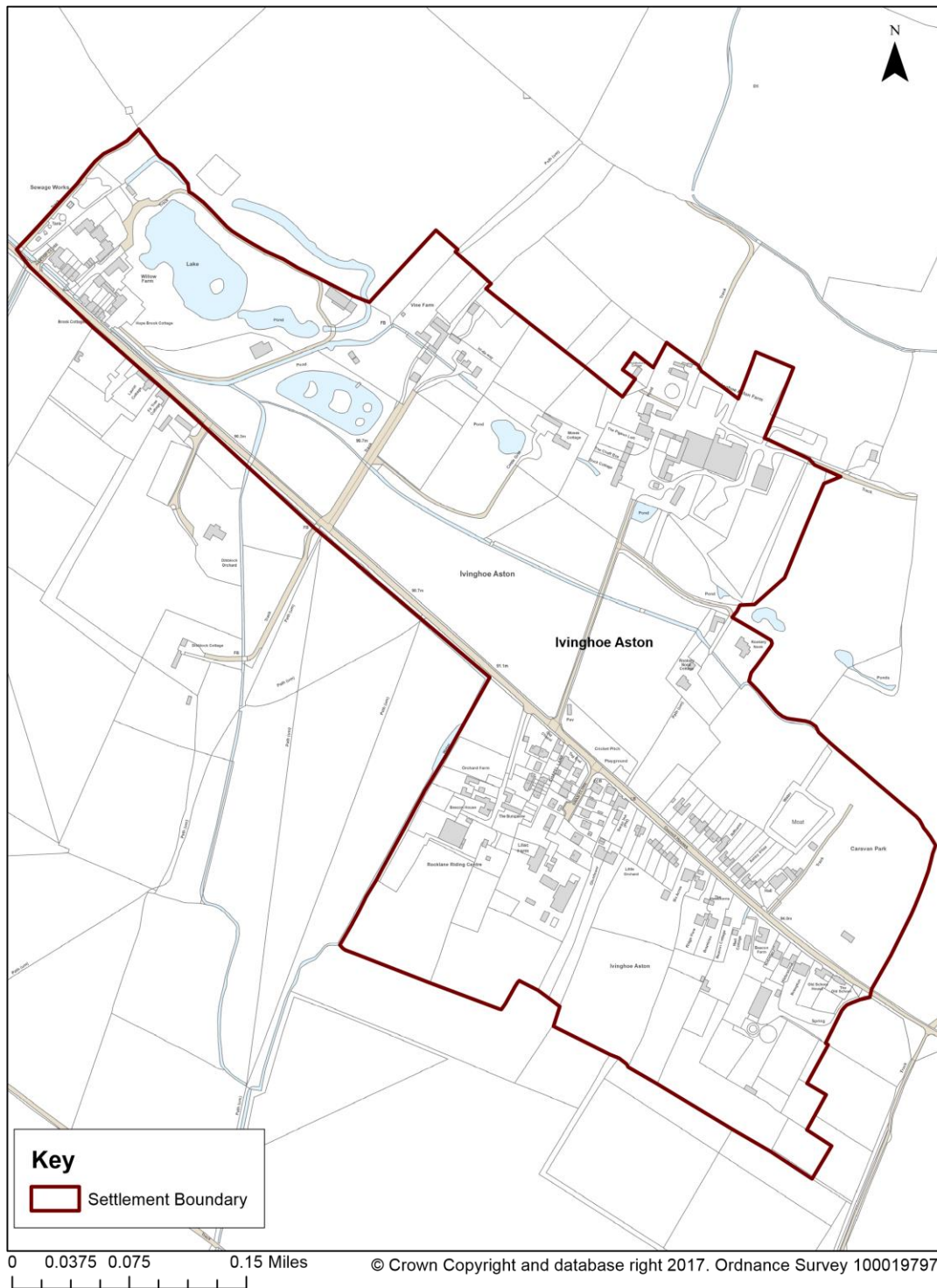


Fig. 9: Settlement boundary for Ivinghoe Aston

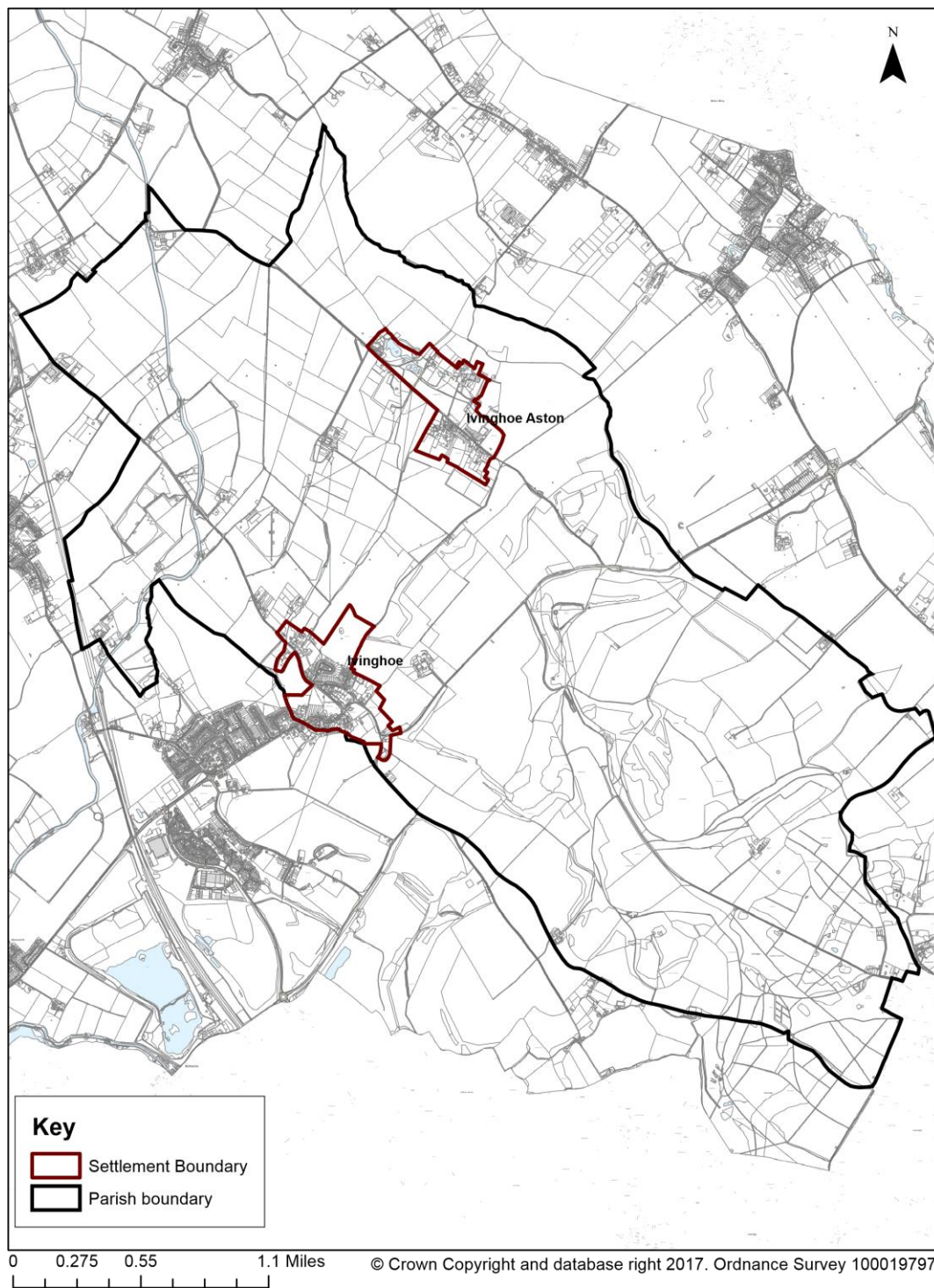


Fig. 10: Position of Ivinghoe and Ivinghoe Aston settlement boundaries within the parish

5.4.2 Housing Policy 1

HSG1: Development inside Ivinghoe and Ivinghoe Aston

Housing development in the settlements of Ivinghoe and Ivinghoe Aston will be supported in principle, where it meets an identified and demonstrable need provided that it:

- is on brown-field sites; green-field sites will be considered if no brown-field site is available;
- is not on 'Best and most versatile' (BMV) agricultural land (Grades 1–3a);
- is contiguous with existing housing;
- is not out of keeping by way of scale, massing, height, design or layout;
- does not result in the loss of residential amenity to existing properties, including loss of privacy, loss of daylight, or visual intrusion by a building or structure;
- seeks to conserve and enhance mature vegetation or screening on site and to conserve existing public rights of way;
- has no significant adverse impact on the Ivinghoe Conservation Area; and
- accords with policies elsewhere in the IPNP.

Major development into the Area of Outstanding Natural Beauty (AONB) will be resisted except in exceptional circumstances.

Inappropriate development in the Green Belt will be resisted unless exceptional circumstances can be demonstrated.

All development applications should include a landscape and visual impact assessment.

5.4.3 Future housing development has been a concern for residents of the parish for some time. There are no obvious housing development sites that meet the requirements of AVDC for inclusion in the emerging Local Plan or the reserved list of sites. This housing policy seeks to guide any future housing development to ensure that it is sympathetic in terms of scale, massing, height, design, character and density to the existing housing stock of the parish.

5.4.4 In 2015, the Ivinghoe Conservation Area was extended and now includes historic buildings in Ford End. It is notable that other "End" settlements in Buckinghamshire have merged into their neighbouring larger settlements. For the purposes of this Plan, Ford End and Ivinghoe have been bounded as one settlement. The facilities of Ivinghoe are easily accessible by foot from Ford End. Therefore, development in Ford End should not be deterred by reasons of sustainability.

5.4.5 Housing Policy 2

HSG2: Development outside Ivinghoe and Ivinghoe Aston
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Development proposals other than for rural housing exception schemes, or development otherwise provided for in the Local Plan, on land outside the settlement boundary will not be permitted unless:
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- | |
|---|
| <ul style="list-style-type: none">• it promotes the development and diversification of agricultural and other land-based rural businesses, including meeting the essential need for a rural worker;• it is through the re-use of redundant or disused buildings and well-designed new buildings; and• it is consistent with neighbourhood plan policies relating to the historic environment, heritage assets, landscape character and protection of the natural environment. |
|---|

5.4.6 This policy seeks to preserve the rural open countryside, much but not all of which is already protected through being within the Green Belt and/or the Chilterns AONB.

5.5 Environment

5.5.1 The objective of the environment policies is:

To ensure that development conserves and enhances the rich natural, heritage and environmental recreation assets of the parish, thus achieving a net gain in species richness and/or abundance, and the enjoyment thereof.

5.5.2 A range of environmental constraints (Fig. 11) limits the areas where development is possible.

5.5.3 Environment Policy 1

ENV1: Biodiversity net gain

Development proposals must provide appropriate “green infrastructure”, which aims to result in a net gain in species richness and/or abundance and should seek to retain all existing hedgerows and provide landscape buffers. All hedges and trees that are removed as necessary for site development should be replaced.
--

5.5.4 The areas of the parish with the richest biodiversity are already protected through AONB, SAC or Green Belt designation. This policy ensures that areas not otherwise protected contribute to a net gain in biodiversity and hence to the

improved provision of a range of ecosystem services. An appropriate recognised methodology such as the *Defra biodiversity offsetting metric* or the *Environment bank biodiversity impact calculator* should be used to demonstrate the likelihood of development producing biodiversity net gain.

5.5.5 Environment Policy 2

ENV2: Listed structures

Development proposals must have full regard for the special interest, character, appearance and setting of nearby Listed Buildings (Appendix 2) and other non-designated heritage assets and of the Ivinghoe Conservation Area, in terms of height, front building line, plot width and orientation of new buildings.

5.5.6 Many buildings complement the natural environment to form attractive rural scenes. This policy is designed to ensure that such scenic areas are conserved or enhanced.

5.5.7 Environment Policy 3

ENV3: Footpaths, bridleways and cycleways
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Development proposals that enable the protection and enhancement of, or provision of new, footpaths, bridleways and cycleways will be supported provided they accord with other policies of the IPNP and have regard to the principles of the district-wide Green Infrastructure Strategy.
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5.5.8 Use of footpaths, bridleways and cycleways is the means by which many people gain the mental and physical health benefits of living in a rural environment. This policy aims to ensure that these facilities are conserved and enhanced in order to encourage more people to enjoy the benefits they provide.

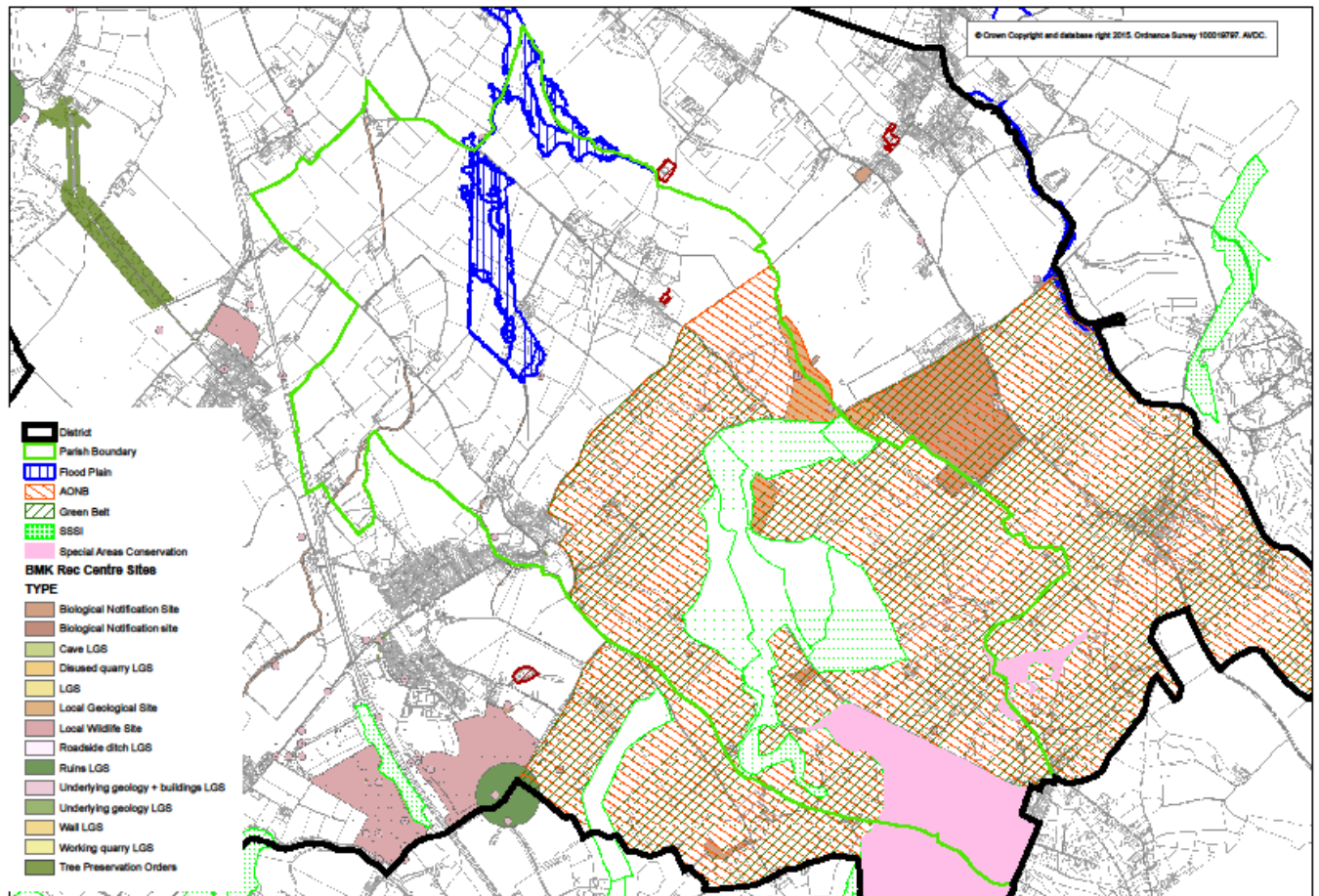


Fig.11: Environmental constraints map

5.6 Transport

5.6.1 The objective of the transport policies is:

To mitigate the impact of development on the safety of the local highways network and on parking availability.

5.6.2 Transport Policy 1

TRA1: Highway safety and parking

Proposals to provide traffic calming, vehicle parking spaces and safe crossing points in Ivinghoe and Ivinghoe Aston will be supported.

5.6.3 This policy concerns specific proposals aimed at improving highway safety and parking, as opposed to expected contributions from developers putting forward other proposals.

5.6.4 Transport Policy 2

TRA2: Developer contribution to highway safety and parking

All development which generates additional traffic will be expected to contribute proportionately to improved safety and parking. In Ivinghoe this should comprise traffic calming measures, the provision of safe crossing points and additional parking spaces. In Ivinghoe Aston this should comprise traffic calming measures and the provision of safe crossing points. All development should provide adequate off-street car parking to meet the standards set out in the adopted Local Plan and any subsequent updates.

5.6.5 In Ivinghoe village centre, traffic flow and parking are constrained by the built-environment. Narrow roads, taken together with on-street parking, frequently lead to congestion. The high volume and speed of traffic on Station Road in Ivinghoe and through Great Gap is expected to increase with the declassification of the A4146 between Hemel Hempstead and Leighton Buzzard to the B440, and with the new link-road to the M1. The general volume of traffic (notably Heavy Goods Vehicles) passing through the village gives rise to concern over the safety of pedestrians. Additional space is needed for car parking away from the kerbside. Near Brookmead School, there are significant parking issues and major congestion at school drop-off and collection times. Lack of safe crossing points in Ivinghoe is a major concern, with visibility for pedestrians often impaired by parked cars. Increasing use of the facilities on the High Street in Ivinghoe by residents of nearby villages, taken together with the use of cars at school starting and finishing times, has increased the level of parking along the High Street through to the boundary of the parish at Brookmead School. Safe parking spaces away from the carriageway are

required to reduce the danger of injuries, those at greatest risk being school children, their parents and older residents. In Ivinghoe Aston, the transport issue is the speed of traffic passing through the straight road which runs through the centre of the village from the B489 towards Slapton. Improvements to mitigate these problems are required and investment related to development can contribute to these improvements at a level commensurate with the scale of development. The road serving Ivinghoe Aston links the B489 below Ivinghoe Beacon to Slapton and the B489 near Horton, avoiding the busy junction with the B488 in Ivinghoe. The road through Ivinghoe Aston is being increasingly impacted by speeding vehicles. As in Ivinghoe, traffic calming and safe crossing points are required in Ivinghoe Aston.

5.7 Recreation

5.7.1 The objective of the recreation policy is:

To support and enhance recreational facilities.

5.7.2 Recreation Policy 1

REC1: Recreational facilities
Proposals to improve the viability of designated Assets of Community Value, or of any other established community asset, by way of the extension or partial replacement or redevelopment of buildings, structures and land, will be supported provided the scheme and the resulting increase in use are appropriate in design terms and will not have negative impact on the amenities of adjoining residential properties.

5.7.3 This policy concerns specific proposals aimed at improving community assets, as opposed to impacts from developers putting forward other proposals.

5.7.4 Recreation Policy 2

REC2: Impacts of other developments on recreational facilities
Development proposals that will result in either the loss of, or significant harm to, a designated Asset of Community Value, or any other established community asset, will be resisted.

5.7.5 The village of Ivinghoe is well served by recreational facilities, which include: Ivinghoe Town Hall with a general store/post office, a library and a large hall; a tea room and village hub; a restaurant; a pub; a Scout HQ; facilities at Brookmead School, including sports pitches and a youth café; an adult exercise trail; a playground and allotments. With the exception of the allotments and school sporting facilities, these are used on at least an annual basis by the

majority or large majority of the respondents to the questionnaire living in Ivinghoe. The facilities are also used by residents of neighbouring villages, whilst the restaurant attracts customers from a wide area. In Ivinghoe Aston, there is a village hall, a pub and a playground. A large majority of the respondents to the questionnaire in Ivinghoe Aston use the village hall and pub on at least an annual basis whilst about half use the playground. Also within the parish are several facilities which cater predominantly for visitors, such as Town Farm Campsite, Ivinghoe Golf Course and Ford End Watermill, although half of Ivinghoe residents also visit the watermill at least once a year.

5.8 Telecommunications

5.8.1 The objective of the telecommunications policy is:

To future-proof telecommunications infrastructure and apparatus to industry standards.

5.8.2 Telecommunications Policy 1

TEL1: Telecommunications technology
--

Provision of up-to-date telecommunications infrastructure which is visually sympathetic to the rural nature of the neighbourhood will be supported.

5.8.3 The provision of telecommunications infrastructure in the parish is poor. Ivinghoe village has high-speed broadband access within the High Street but Ivinghoe Aston and the rural hinterland do not. This affects not only business development but also the quality of life of residents. 35% of respondents to infrastructure, employment and business questions seek improved broadband. Therefore, the intention of this policy is to support the provision of up-to-date telecommunications infrastructure to meet social, educational and business needs. To meet the criterion “visually sympathetic”, landscaping or camouflage may be necessary. Apparatus will be removed under condition or obligation when it is no longer required.

5.9 Business

5.9.1 The objective of the business policy is:

To support current businesses and encourage more businesses through availability of premises and infrastructure.

5.9.2 Business Policy 1

BUS1: Encouragement of businesses
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Applications for new businesses and the expansion of existing businesses will be supported, provided they:
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- | |
|---|
| <ul style="list-style-type: none">• do not cause significant adverse impacts on the residential environment and amenity;• do not create significant additional traffic, and meet the adopted Local Plan parking standards;• do not have a significant adverse impact on the Conservation Area or surrounding landscape; and• provide infrastructure commensurate with the required business operation. |
|---|

5.9.3 A small number of respondents to the questionnaire own their own businesses, the majority of which are run from home and a few from premises elsewhere within the parish. Their overriding need for improvement within the parish is the provision of the latest broadband and telephonic technology. Improved transport links and the availability of business premises are also significant factors. The initial consultation with residents and those who work within the parish showed that more respondents want improved local business than do not.

6. How to comment on this document

- 6.1 The Ivinghoe Parish Neighbourhood Plan (IPNP) has been published for consultation on 25th October 2017. Comments should be made in writing and must be received by 5pm on 6th December 2017. Full details on how to respond are included on the Parish Council website.
- 6.2 Following careful consideration of all the representations made on this pre-submission draft Plan, the amended IPNP, together with all supporting documentation, will be submitted to Aylesbury Vale District Council (AVDC), following approval by the Parish Council. The Plan will be reviewed by AVDC and then published for a further six weeks' consultation. The IPNP will then be subjected to an independent examination by an appointed examiner, to consider whether it meets the conditions set out under the Localism Act.
- 6.3 The Examiner may recommend changes before the IPNP is subjected to a local referendum. A straight majority vote (*i.e.* 50% of the respondents + 1) of those on the electoral register will be required before AVDC can 'make' the IPNP.
- 6.4 The IPNP will then be used to help determine planning decisions in the parish, alongside national, strategic and local planning policies and guidance.

7. Monitoring and Review

- 7.1 The Ivinghoe Parish Neighbourhood Plan (IPNP) will be monitored and reviewed as necessary.
- 7.2 The Parish Council will monitor the implementation of the Plan at regular intervals. Where changes are identified as necessary, for example when policies are not working as intended, or are no longer relevant, or have been superseded by new national planning policy, the Parish Council will make recommendations to Aylesbury Vale District Council that the IPNP should be changed.

Appendix 1. List of reports, documents and consultations supporting the Plan

App 1.1 The Ivinghoe Parish Neighbourhood Plan has been written after careful consideration of a variety of documents, reports and consultations. These are listed below.

DOCUMENT	DATE	AUTHOR
Aylesbury Vale District Local Plan	2004	AVDC
Aylesbury Vale District Local Plan Saved Policies	2007	AVDC
National Planning Policy Framework	2012	Department for Communities and Local Government
Neighbourhood Planning Quick Guide	November 2014	Urban Vision Enterprise CIC
Keeping it Simple	November 2014	Locality
Road Map Worksheet	November 2014	Locality
Supporting Communities in Neighbourhood Planning	November 2014	Department for Communities and Local Government
Full Report of User Experience	November 2014	Locality
Guidance Notes for Applicants	November 2014	Locality
Visioning Workshop Agenda	January 2015	Shaping Communities
Handy Guide to Planning	February 2015	Planning Aid England
Why do it?	March 2015	Planning Aid England
Evidence Workshop	March 2015	Planning Aid England
Principles of Community Engagement	June 2015	Shaping Communities
Workshops: Best Practice Approach to Consultation	June 2015	Jenny Lampert
Cans and Can'ts	June 2015	Jenny Lampert
Consultation Engagement Strategy Report	July 2015	Shaping Communities
Launch Event Design	July 2015	Shaping Communities
BMERC Enquiry 15-225 Ivinghoe Parish	September 2015	Bucks Environmental Records Centre
Consultation Presentation Slideshow	September 2015	IPNP Steering Group
Consultation Questions	September 2015	IPNP Steering Group
Consultation Analysis	November 2015	IPNP Steering Group
Questionnaire Development	January–March 2016	IPNP Steering Group and People and Places
Questionnaire Analysis	June 2016	People and Places
Vale of Aylesbury Local Plan	2016	AVDC
Pre-submission Draft IPNP for Public Consultation	September 2017	IPNP Steering Group

Appendix 2. Listed buildings in Ivinghoe Parish

App 2.1 This list was copied on 18th October 2017 from:
<https://www.britishlistedbuildings.co.uk/england/ivinghoe-aylesbury-vale-buckinghamshire#.WedwXWhSzIU>

1. **II 1, Church Road**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
2. **II 10, Station Road**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
3. **II* 12 and 14, Station Road**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
4. **II 23 and 25, High Street**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
5. **II 3, Church Road**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
6. **II 4, 4a and 6, Vicarage Lane**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
7. **II 9, Church Road**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
8. **II 9, High Street**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
9. **II Barn 20 Metres to North West of Little Seabrook Farmhouse**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
10. **II Beacon Cottage**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
11. **II Beacon Farmhouse**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
12. **II Bridge Number 121 Grand Union Canal**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
13. **II Bridge Number 122 Grand Union Canal**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
14. **II Bridge Number 123 Grand Union Canal**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
15. **II Bridgewater Cottage**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
16. **II Church Cottage**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
17. **I Church of St Mary**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
18. **II Dibblock Cottage**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
19. **II Great Seabrook House**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7

20. **II Hi Da Way**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
21. **II House at Lock 33 Grand Union Canal**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
22. **II Little Seabrook Farmhouse**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
23. **II Lock 31 Grand Union Canal**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
24. **II Lock 33 Grand Union Canal**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
25. **II Lock 35 Grand Union Canal**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
26. **II Lock Keepers House at Lock 31 Grand Union Canal**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
27. **II Lock Keepers House at Lock Number 34 Grand Union Canal**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
28. **II Lock Number 34 Grand Union Canal**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
29. **II Orchard Farmhouse**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
30. **II Pumping Station at Lock 33 Grand Union Canal**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
31. **II Pumping Station at Lock 35 Grand Union Canal**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
32. **II Rosewood Cottage**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
33. **II Strict Baptist Chapel with Front Boundary Wall Railings and Gates**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
34. **II The Kings Head**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
35. **II The Old Vicarage**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
36. **II Town Hall**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
37. **II Vine Farmhouse**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
38. **II Watermill at Ford End Farm**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
39. **II Well Cottage**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
40. **II Whistlebrook Cottage**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
41. **II Windmill Cottage**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7

42. **II [Yew Trees](#)**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
43. **II [Youth Hostel \(The Old Brewery House\)](#)**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7

Appendix 3. How the Plan has been developed

- App 3.1 In late 2014, Ivinghoe Parish Council voted to produce a neighbourhood plan and called for volunteers to form a steering group to progress development of the Ivinghoe Parish Neighbourhood Plan (IPNP). The IPNP Steering Group was formed in January 2015, initially comprising 14 members, including two Parish Councillors.
- App 3.2 The Steering Group agreed a number of principles to guide its work. These were to:
1. undertake the development of the Plan in a democratic, transparent and fair fashion, allowing opinions and ideas to be put forward by all sections of the parish community;
 2. encourage and seek the opinions of those who live and work within the area covered by Ivinghoe Parish Council, to inform and shape the development of the Plan *e.g.* through hosting consultation events;
 3. engender a positive and constructive process to developing the Plan by listening to, and analysing, community feedback; and
 4. prepare a draft Plan, which reflects the aims and desires of the parish community in a clear and concise manner, and to follow through these aims and desires into objectives and policies to guide future development.
- App 3.3 Over the period since its founding, the membership of the Steering Group has reduced gradually to a core group of four people for a variety of reasons. Throughout the process, a balance of Ivinghoe and Ivinghoe Aston residents has been maintained. The Steering Group has been assisted at times by consultants who have provided expertise in project planning, planning consultations, analysis of responses and the provision of generic planning advice. However, the bulk of the work has been carried out by the Steering Group.
- APP 3.4 Guided by the objectives agreed at the outset of the Plan process, the Steering Group has undertaken research and gathered evidence in a variety of ways including reports, surveys and public consultation as well as examining information and data available from other sources (Appendix 1). In seeking to ensure consistency with the emerging Vale of Aylesbury Local Plan (VALP), the Steering Group's activities have been impacted by delays associated with the development of the VALP, and Government guidance.
- App 3.5 The initial vision was developed by June 2015 in advance of the first consultation events and then refined following feedback. This feedback has guided the actions of the Steering Group.

App 3.6 The vision for Ivinghoe Parish is:

To grow our community sympathetically, conserving and enhancing the special character, landscape and historical qualities of the parish.

App 3.7 The early Steering Group meetings and a visioning workshop, which was held on 23rd February 2015, identified a number of topic areas for further investigation. The topic areas were:

- Countryside and Landscape
- Design
- Education and Learning
- Employment
- Geographical context
- History and Heritage
- Housing and Population
- Infrastructure and Transport
- Sport and Recreation.

App 3.8 These topics were researched by Steering Group members to develop a picture of the parish as it is at present and to provide a structure for consultation events, which were held between September and November 2015. The purpose of the consultation events was to identify the views of residents and businesses regarding development within the parish and to capture associated issues and concerns. This consultation comprised events in both Ivinghoe and Ivinghoe Aston during September and November, and a roving display throughout October using display boards with prompt questions to garner community views. The display boards appeared in St Mary's Church, the Hub, the Rose and Crown, the Youth Café at Brookmead School and the Town Hall in Ivinghoe, and the Village Swan in Ivinghoe Aston. Great care was taken to ensure that the questions were not biased in any way and comment cards were provided together with a ballot-type box for the roving display. Individual letters were also sent to all landowner and business stakeholders in order to seek their views.

App 3.9 The four events were attended by 122 people and, including the roving display, 350 comment cards were completed. Some cards had multiple comments across topic areas and, as a consequence, there were 561 individual comments. In the analysis of the comments, each topic was sub-divided into headings encompassing the wishes and aspirations expressed. Responses were divided across the topics as follows:

Topic	Comments	Percent (within scope)
Transport	159	30%
Housing	111	21%
Design	73	14%
Countryside & Landscape	67	13%
Infrastructure, Employment & Business	55	10%
Sport & Recreation	31	6%
Education & Learning	21	4%
History	10	2%
Not within Scope	34	

App 3.10

Transport

The speed and volume of traffic were identified as being problematic, with the volume of HGVs through Ivinghoe being a particular concern. It was suggested that there needed to be a greater restriction on HGVs travelling through the parish. Parking on the roads in the settlements was seen to be a notable problem. Public transport links were considered to be poor, especially to Tring railway station.

App 3.11

Housing

58% of the comments on housing addressed the level of housing development that should be permitted, of which 70% suggested that there should be limited development (19% wanted no development and 11% did not see the need for any limits). There were several comments to the effect that affordable housing is required, particularly for local people.

App 3.12

Design

Of the comments on the design of new buildings, 78% suggested that new buildings should be sympathetic to the setting of existing buildings. The remaining respondents on this topic wanted to see modern new builds, which are innovative and which improve the existing housing stock.

App 3.13

Countryside and Landscape

Comments were split between the need to retain and improve footpaths and bridleways and the desire to preserve and enhance the overall countryside landscape, including village green spaces.

- App 3.14 **Infrastructure, Employment and Business**
53% of the comments suggested that residents wanted to increase local businesses, although 38% were content with the current level and 9% did not wish to see more businesses in the parish. 55% of the Infrastructure, Employment and Business comments expressed a desire for improved broadband.
- App 3.15 **Sport and Recreation**
26% of comments were content with the current level of sports and recreation provision with the remainder suggesting that improvements were required, either generally or with specific requests such as tennis courts.
- App 3.16 **Education and Learning**
Some concern was expressed about the capacity of the village school and a small number of comments suggested that improved adult education is needed.
- App 3.17 **History**
There were several comments to the effect that there is a need to preserve the history and heritage of the parish.
- App 3.18 Having evaluated this feedback, the Steering Group was able to define a clear set of objectives which were then used as the basis for a questionnaire that was circulated to all residents and businesses in March 2016. These objectives were as follows.
- Objective 1:** To support the provision of a mix of dwelling types and tenure.
- Objective 2:** To preserve and enhance the character of the neighbourhood through influencing the design, scale and location of development.
- Objective 3:** To maintain and protect the rural character of the neighbourhood and its landscape features.
- Objective 4:** To improve the connectivity of footpaths and bridleways within the neighbourhood and to adjacent parishes.
- Objective 5:** To seek to ensure that future developments take account of parking difficulties within the neighbourhood.

Objective 6: To seek traffic management measures and improvements to sustainable modes of transport such as walking and cycling.

Objective 7: To support the development of locally-based businesses.

Objective 8: To support and enhance recreational facilities.

App 3.19 A questionnaire was developed with professional help from consultants. Four hundred copies were printed and distributed to each household and business and then collected. A survey website was created so that people could respond electronically. Ballot-style boxes were placed in the Post Office, Ivinghoe, and the Village Swan, Ivinghoe Aston, for the duration. A copy of the questionnaire was made available in the Community Library, Ivinghoe, which has internet facilities. Ninety completed questionnaires were returned through the ballot box and 97 were completed electronically, a total of 187 returns. The analysis of the questionnaire and a written executive report were completed independently by consultants.

App 3.20 The responses to the initial consultation and the subsequent questionnaire were used to form the basis of a draft Plan. This Plan defined planning policy priorities as identified by the community during the consultation so that the Plan accurately represented the views of the residents and other stakeholders. In doing so, the following terminology has been used:

- >75% of respondents: large majority
- 51-75% of respondents: majority
- 26-50% of respondents: minority
- 0-25% of respondents: small minority.

App 3.21 Given the nature of the responses, the Steering Group proceeded with a policy-led plan. However, in the summer of 2016, AVDC directed that neighbourhood plans should identify specific sites which, taken together, would satisfy the housing need for the District Council's area. At this time, the overall provision required was for 23,000 new homes and the District Council sought 51 additional homes for Ivinghoe. AVDC stated that its officers would undertake this task should parish-level groups undertaking neighbourhood plans not wish to identify such sites. The Steering Group took the view that it was preferable for its members to undertake this work and therefore carried out a rigorous exercise to identify all suitable sites, speaking to landowners and identifying sites which were consistent with the views of residents. The Steering Group, following further consultation with the Parish Council, submitted two brown-field sites on the northern edge of Ivinghoe, which could provide the capacity required, for consideration. These sites were in line with the feedback from the

consultation process, which expressed the view that brown-field sites should be promoted in preference to green-field sites. The proposed sites were not accepted by AVDC for inclusion in the potential housing allocations in the draft VALP (Summer 2016) on the grounds of coalescence between Ivinghoe and Ford End. The Steering Group thus returned to producing a policy-led plan.

App 3.22 The procedures followed in App3.21 took a considerable time, and a draft policy-led Plan was not finalised until September 2017. At this point a letter was delivered by hand to every household in the parish and a copy posted to all stakeholders. The letter contained the policies set out in the Plan, details of where and how comments on the policies could be made, a deadline by which comments could be made and an outline of the next steps the Steering Group would then take. Two consultation events were announced, one in Ivinghoe Aston Village Hall between 3pm and 9pm on Tuesday 12th September 2017 and one in The Hub, Ivinghoe, between 3pm and 9pm on Wednesday 13th September 2017. At the same time a "ballot" box was placed in the Village Swan public house, Ivinghoe Aston, and another was placed in the Post Office, Ivinghoe, in order to receive comments during the time-frame allowed in the letter. The draft Plan was also posted on the parish web-site. The Steering Group chairman's email address was provided for responses. A total of 34 people attended the consultation events. Email comments and comments from the boxes are still being collected.

App 3.23 Following two consultation events, an informal meeting was held on 2nd October 2017 at the offices of AVDC with a Neighbourhood Planning Officer to gain feedback on the draft Plan. Following this meeting certain changes were made to the format and wording of the draft Plan to make the pre-submission document more acceptable in a planning environment. The gist of the objectives and policies remained the same. Some of the background material was moved into appendices, some photographs were removed and some maps were added. The version of the draft Plan presented at the consultation events can be found with the consultation papers.