

AYLESBURY VALE DISTRICT COUNCIL
Planning Policy

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Our Ref: 03/04/NP/Ivinghoe



10 September 2018

To be submitted to the Independent examiner: Andy Mead BSc (Hons) MRTPI MIQ via email to: Steve Carnaby; Associate Director of Intelligent Plans and Examinations (IPE) Ltd at steve.carnaby@intelligentplans.co.uk

Cc: Mrs Bridget Knight – Ivinghoe Parish Clerk ivinghoeparishclerk@gmail.com

Dear Examiner,

In response to: Ivinghoe Parish Neighbourhood Plan Examiner's questions

Thank you for your letter dated 29 August 2018. Please find in this letter Aylesbury Vale District Council's response to the questions raised in relation to the independent examination of the Ivinghoe Parish Neighbourhood Plan. It is my understanding that you have set out four questions.

Question 1. Given the paucity of services and facilities at Ivinghoe Aston, and the acceptance of the principle of housing development within the settlement boundary, please could the QB and AVDC justify how development of the scale envisaged at the village would contribute to the achievement of sustainable development?

AVDC Response: - With regard to the smaller villages such as Ivinghoe Aston, the Proposed Submission Vale of Aylesbury Local Plan (VALP) states that development is expected to come forward through neighbourhood plans or through the development management process considered against relevant policies in the plan. The plan has created policies that are expected to be used as a means to guide future small-scale development through this development management process. As Ivinghoe Aston is regarded as a less sustainable location for future growth in terms of access to services and facilities, AVDC considers that small-scale growth through infill is the most suitable option. As stated in your letter "the expectation is that some small-scale development could be accommodated without causing unreasonable harm". Neighbourhood plans are not required to allocate sites for development but cannot seek to prevent less development than the local plan or implement policies designed to frustrate development. Thus, Ivinghoe Parish Council has opted for a policy-led approach to guide future small-scale development such as infill which is expected to come forward through the development management process. AVDC sees no reason to object to this approach and it is an approach typically adopted by parishes in the rural outskirts of the district that are regarded as less sustainable. We therefore find this to be a suitable sustainable approach as it aims to bring forth small-scale, locally appropriate development through their policy criteria.

Question 2. A comprehensive map of Biological, Geological and Landscape designations has been supplied by AVDC to replace the relevant separate constraints maps in the NP. It would be helpful if the Green Belt (GB) could also be marked on the map. I appreciate the GB is a



separate category. Nevertheless, it is a significant constraint which is not shown in the NP.

AVDC Response: - A revised map has been attached to this response to include the Green Belt. We hope this is sufficient to meet your needs. We are concerned, however, that the amount of information shown on this map give rise to interpretation issues.

Question 3. Unless the GB boundary has been altered here in the VALP, I would be grateful to know the very special circumstances which has resulted in the inclusion of land within the GB inside the settlement boundary of Ivinghoe?

AVDC Response: - Neither the Submission VALP nor the Ivinghoe Parish NP seek to amend the Green Belt boundary and therefore it is considered that the very special circumstances should be demonstrated for new buildings unless the development is for one of the uses mentioned in para 89, 90 91 or 92 of the NPPF (2012) and complies with the criteria in those paragraphs. It is an unusual inclusion in terms of the settlement boundary positioning and in hindsight it would have been advisable for us to dissuade this inclusion for the sake of simplicity. However, as stated in the neighbourhood plan "The concept of a settlement boundary, historically known as a "village envelope" is widely used as a policy tool in development planning to define the area in which certain plan policies are to be applied. The settlement boundary does not have to cover the full extent of a village nor be limited to its built-form." Whilst unusual in nature there is nothing to say that the parish cannot include this area within their settlement boundary. Indeed, as NPPF (2012) para 86 sets out the land may make an important contribution to the open character of the village as well as to the openness of the wider Green Belt.

Question 4. I also note that the same area of land at Ivinghoe is within the Chilterns Area of Outstanding Natural Beauty. Should housing development be proposed covering this tract of land, I consider it most likely that it would be defined as major development. Therefore, what are the exceptional circumstances which justify including this land within the settlement boundary?

AVDC Response: - The land in question has a significant level of national planning policy protection in terms of its AONB and Green Belt status and is supported by the currently adopted AVDLP saved policies RA6: Development in the Metropolitan Green Belt and GP92: Safeguarding of allotment land. It will be further supported by the policies of the emerging (Submission version) VALP Policies S4: Green Belt, NE4: the Chiltern's AONB and setting and I1: Green Infrastructure. AVDC sees no immediate problem with the inclusion of the area in question within the settlement boundary and would disagree with your speculation that this would be a potential site for major development and in all eventualities AVDC would seek to refuse planning permission based on the application of the above national and local policy unless exceptional circumstances can be demonstrated to justify such development. We therefore conclude that the Parish Council should not be required to justify exceptional circumstances for the inclusion of this area in the settlement as they neither seek to alter the Green Belt boundary nor seek to allocate this land for development and again I will restate the above argument made in relation to question 3: "The concept of a settlement boundary, historically known as a "village envelope" is widely used as a policy tool in development planning to define the area in which certain plan policies are to be applied. The settlement boundary does not have to cover the full extent of a village nor be limited to its built-form." Again, whilst this is an unusual divergence from the norm and potentially the Parish Council will be able to shed further light on the inclusion of this area there is no policy impediment to its inclusion nor do they have to justify exceptional circumstances. Should any future development proposals for the area be put forward, that will be when the exceptional circumstances test will be applied.

Overall, however, if you are able to set out a justification for the area's exclusion and deem this a suitable modification, AVDC will not object to the revised settlement boundary to exclude this area.

5. The NP refers to 16 dwellings being granted planning permission and Table 2 of the VALP refers to 18 commitments/completions at Ivinghoe. I should be grateful if a map could be supplied showing the location of outstanding commitments for housing development at Ivinghoe and Ivinghoe Aston.

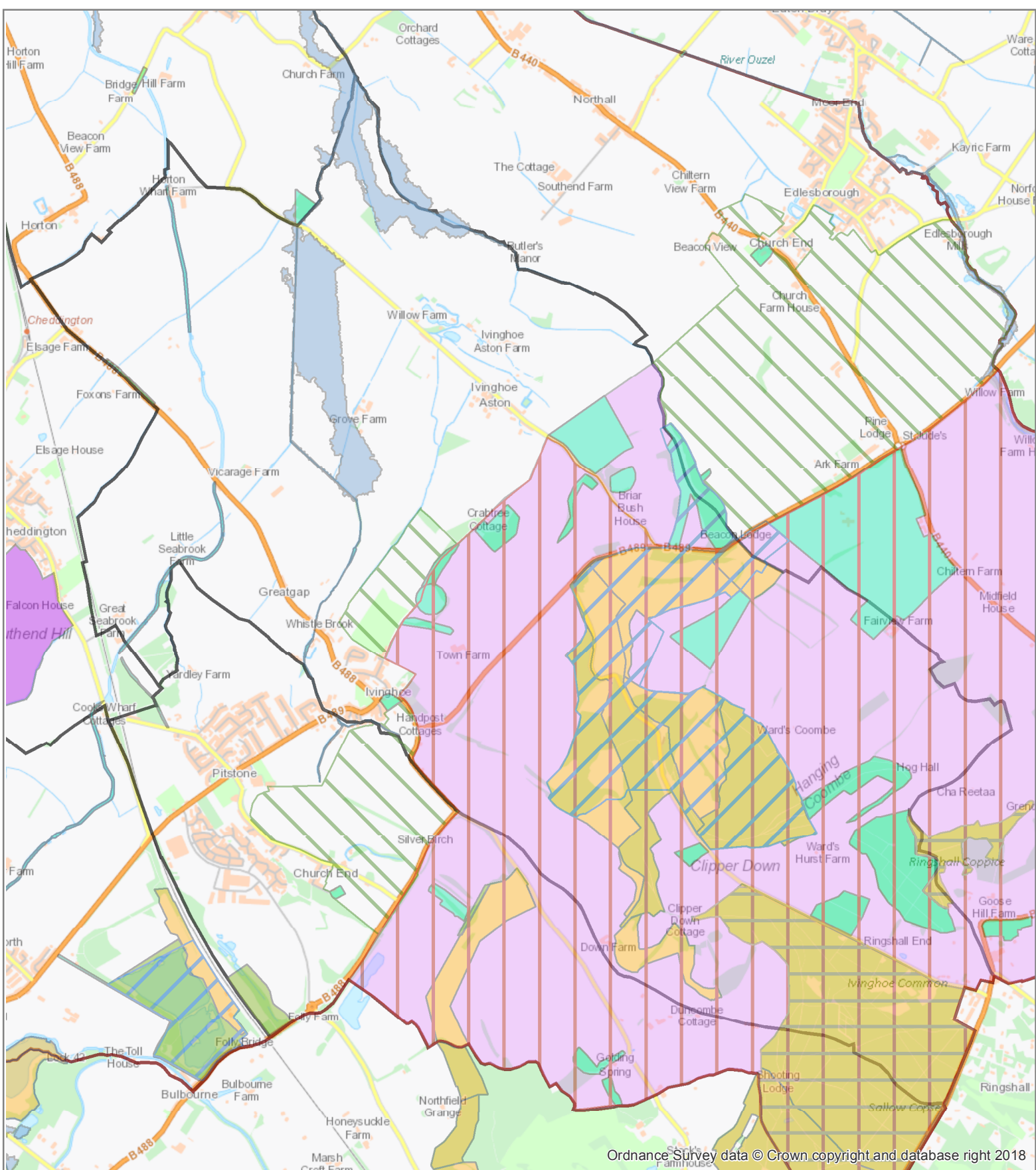
AVDC Response: As it stands at the present we have 11 outstanding commitments over 5 sites. The second map attached shows the locations of these five outstanding sites.

If you have any further questions please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Charlotte Stevens', with a stylized, cursive script.

Charlotte Stevens
Planning Policy Manager

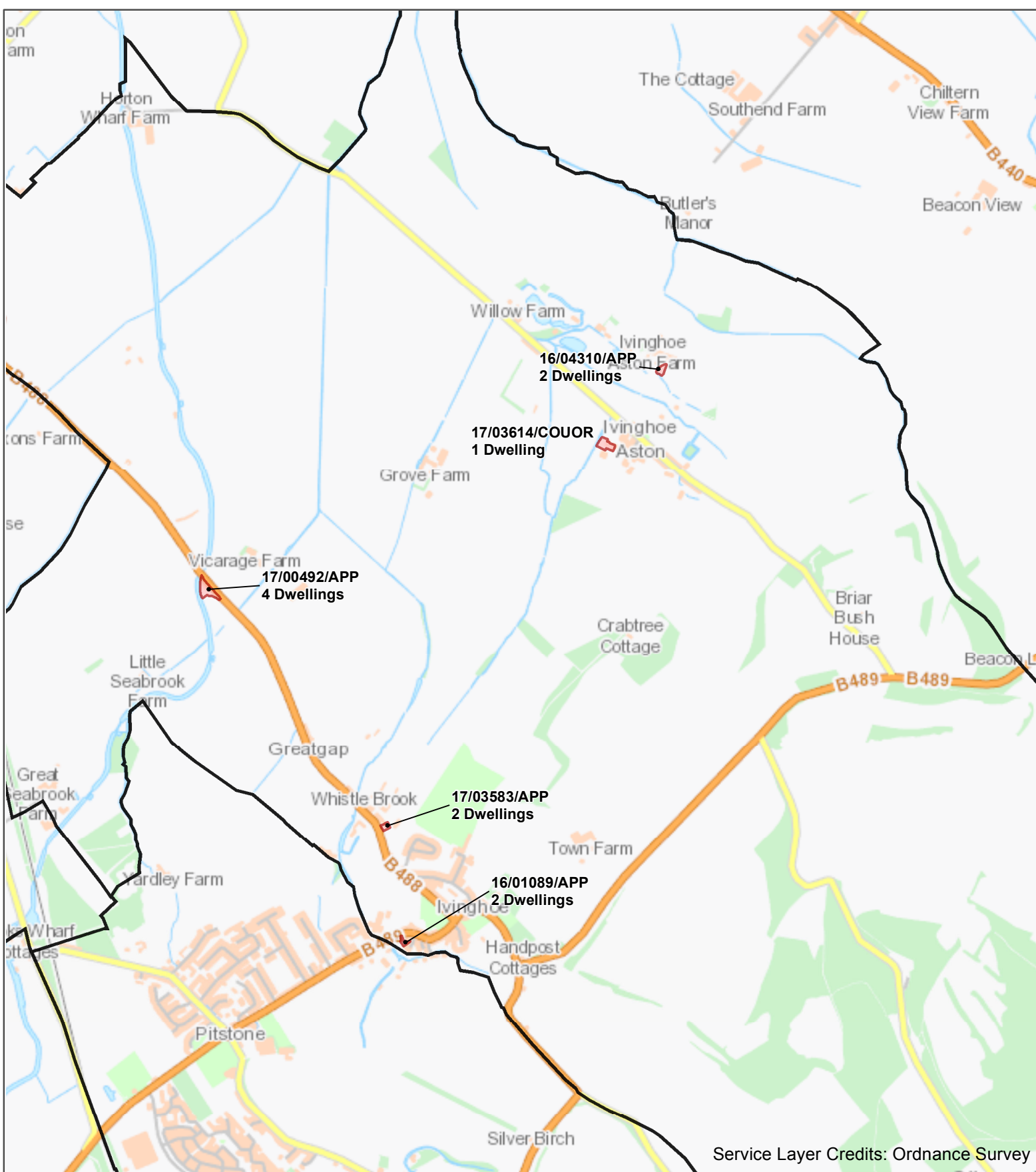


Landscape Designations Ivinghoe CP

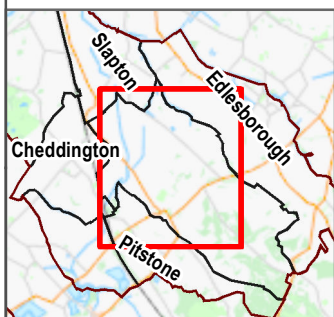
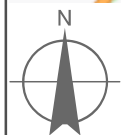
Scale: 1:32,500
Date: 04/09/2018
Author: MH

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|-------------------------------|-------------------------------------|--------------------|
| BMERC Local Geological Site | Biological Notification Site | The Chilterns AONB |
| Special Areas of Conservation | Site of Special Scientific Interest | Flood Zone 3 |
| Green Belt | Local Landscape Areas | Flood Zone 2 |
| BB Nature Reserves | Areas of Attractive Landscape | District Boundary |
| | | Parish Boundary |





Non-implemented housing commitments Ivinghoe CP



Scale: 1:20,671
Date: 04/09/2018
Author: MH

- AVDC planning applications
- District Boundary
- Parish Boundary





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Mr Andy Mead
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10th September 2018

Your ref 02/AM/NP

Dear Mr Mead

Ivinghoe Neighbourhood Plan

Please accept this letter as confirmation that Ivinghoe Parish Council is in full agreement with the response to your letter dated 29th August 2018 prepared and dated 10th September 2018 by Aylesbury Vale District Council. We confirm that the Parish Council has been fully consulted and has contributed to this response.

Yours sincerely

Bridget Knight
Ivinghoe Parish Clerk