

Ivinghoe Parish Neighbourhood Plan 2014–2033

Referendum Version



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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 2007 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 Ivinghoe Parish. 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 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 very 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 contacted 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 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

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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 for their locality. 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, environmental 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 (App. 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 comprised of 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 has prepared 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, as amended. The Neighbourhood Area (Fig. 1) was designated by AVDC for this purpose on the 6th January 2015.

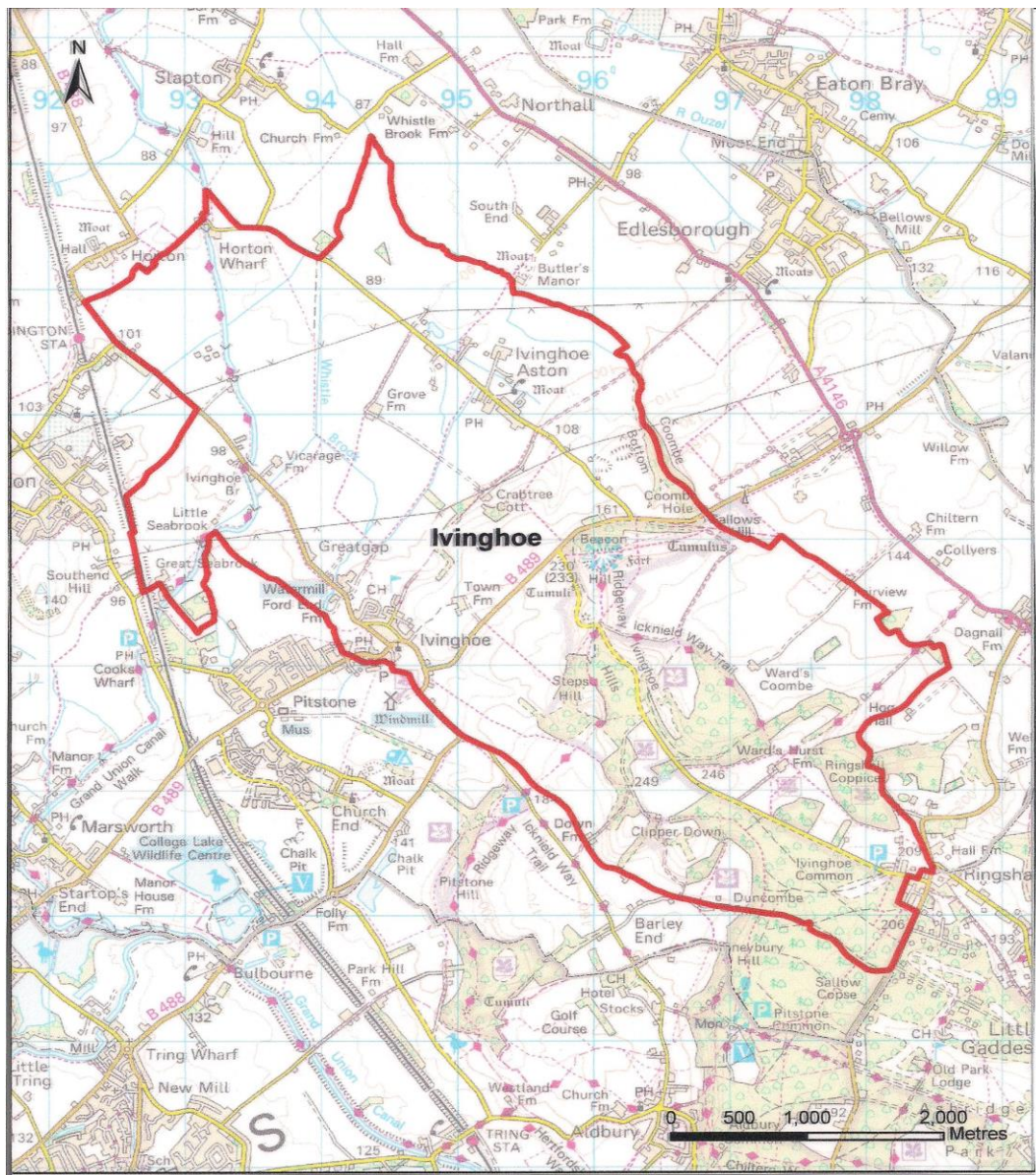


Fig. 1: Ivinghoe Parish Neighbourhood Plan Boundary

- 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 parish also contains the small settlements of Ford End, Great Gap and Ringshall. Overall there are around 400 properties, 43 of which are listed buildings or other structures (App. 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 (App. 3.1). 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 (AONB) (App. 3.2), nationally designated as one of the country's finest landscapes. The area that is not designated AONB forms part of the setting of the Chilterns AONB and part of it is designated Area of Attractive Landscape (App. 3.2). The panoramic views from the top of the escarpment (especially the iconic Ivinghoe Beacon and Pitstone Hill) and the views to this dramatic landform make this a special and remarkable area. Most of this area is also 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 (App. 3.2). Ivinghoe Common is within one of the nine clusters of the Chilterns Beechwood Special Area of Conservation (SAC) (App. 3.2). The parish contains several Priority Habitats (App. 3.3) and Biological Notification Sites (App. 3.2). Several protected species have been recorded within the parish. There is one Local Geological Site (Ivinghoe Beacon to Incombe Hole; App. 3.2).
- 2.4 The parish of Ivinghoe is in an area rich in archaeological evidence of prehistoric occupation dating from the Pleistocene and Palaeolithic periods (Buckinghamshire Historic Environmental Record) and there are several Archaeological Notification Sites and Scheduled Ancient Monuments (App. 3.4). The area known as Ivinghoe Beacon, to the northeast of the village of Ivinghoe, contains a concentration of prehistoric monuments, the majority of which date from the Bronze Age and the Iron Age. The site has had multiple usage from the Neolithic period onwards. The most prominent prehistoric monument on the Beacon is the scheduled hillfort. Roman pottery and tile have been found within the parish at Ward's Combe and above Combe Hole, and a fragment of Roman quernstone was found in Ringshall. Ivinghoe and Ivinghoe Aston existed in Saxon times.
- 2.5 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 HGV 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 problem on the High Street in Ivinghoe and there is little off-road car parking provision.

- 2.6 The parish is well-served by a network of bridleways and footpaths (App. 3.5). Ivinghoe Beacon is at one end of the Ridgeway National Trail. 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.
- 2.7 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 children from the parish attend Tring Secondary School. Information Technology tuition is available at the Old School Hub and the Beacon Villages Community Library in Ivinghoe.
- 2.8 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 local groups for meetings. Ivinghoe has a nine-hole golf course. Ivinghoe Lawn includes a playground, an 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.
- 2.9 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 (App. 3.6). 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, as well as the panoramic views from the escarpment over the village. The historic core of Ivinghoe is a distinctive characteristic of the village.

2.10 The following photographs (Fig. 2) provide overviews of the characteristics of the Ivinghoe Parish.



Ivinghoe



Ivinghoe Aston



Ringshall



Ford End Watermill



Ivinghoe from the Chilterns AONB



St Mary's Church, Ivinghoe

Fig. 2: Pictorial overview of Ivinghoe Parish

3. How the Plan fits in the planning framework

- 3.1 As with all 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). The Chilterns AONB Management Plan 2014-2019: A Framework for Action (Chilterns Conservation Board) must also be taken into account.
- 3.2 Through the Localism Act, the Government wants communities to raise concerns, issues and desires in a neighbourhood plan. This must meet necessary criteria, as well as 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 thus primarily concerned with development of land and its associated social, economic and environmental issues.
- 3.4 There is considerable scope for the local community to decide on its planning policies, but neighbourhood plans must meet the following basic conditions:
 - have regard to national policy;
 - be in general conformity with strategic local policy;
 - contribute to the achievement of sustainable development;
 - be compatible with EU obligations; and
 - meet prescribed conditions and comply with prescribed matters.
- 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 (as amended).
- 3.6 These requirements have been assessed by an independent examiner who has recommended 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 App. 4.
- 4.2 On 7th October 2014, Ivinghoe Parish Council voted to prepare a neighbourhood plan and subsequently a Steering Group of volunteer residents was formed on 20th November 2014. The Neighbourhood Area for the IPNP was approved by Aylesbury Vale District Council as the whole of the parish of Ivinghoe.
- 4.3 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 at Brookmead School, 15th September at Ivinghoe Aston Village Hall, 4th November at The Hub, Ivinghoe, and through a roving display during October and November 2015.
- 4.4 Following these consultations, the vision for Ivinghoe Parish was agreed by the Steering Group to reflect the views of stakeholders in the Parish, as follows:

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

- 4.5 Feedback from the consultation events was then used to define a set of objectives for the IPNP. These objectives formed the basis for a questionnaire circulated to all residents and businesses within the Plan Area in April 2016. The responses to the consultation exercise led to the addition of a further objective addressing the need for improved telecommunications, and to the development of a draft IPNP.
- 4.6 The 187 responses to the questionnaire were professionally analysed and formed the basis for a pre-submission draft plan, which was presented at public events on 12th and 13th September 2017 and which was also made available on the Parish Council website. Twenty-six statutory consultees were notified of the Plan and were provided with a link to the website. Interested parties were given until 5.00pm on 6th December 2017 to make comments.
- 4.7 All comments received were carefully considered through a series of meetings from December 2017 to February 2018 and amendments were made to the Plan where considered appropriate. A list of comments and responses is included in the Consultation Statement.

5. Objectives and Policies

- 5.1 For each objective, policies are proposed to guide development in order to achieve the Ivinghoe Parish Neighbourhood Plan's (IPNP) objectives. Each policy is accompanied by supporting text providing the rationale and justification for its inclusion. All policies are in accordance with the key aims and objectives of both national and local planning policies.
- 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. For example, in more rural locations, the ability to absorb larger development is more constrained than in more urban locations, which have 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 National Planning Policy Framework (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). Following input from statutory consultees, AVDC deemed a SEA and a HRA unnecessary. This was set out in the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Statement for the Ivinghoe Neighbourhood Development Plan (May 2017).

5.4 Housing

- 5.4.1 The objective for 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.

Over half the parish falls within the Chilterns AONB and the area that is not designated as AONB forms part of the setting of the Chilterns AONB. As a result, the parish is largely rural in nature with most of its population residing in the villages of Ivinghoe and Ivinghoe Aston. Two policies have been developed – HSG1 addresses proposed development within these villages whilst HSG2

considers proposed development within the parish which is outside these villages. As no formal boundaries for Ivinghoe and Ivinghoe Aston have previously been designated, this Plan identifies boundaries for the two villages to achieve clarity as to which policy should apply. The settlement boundaries for Ivinghoe and Ivinghoe Aston, shown in Figs 3-5, are defined purely for consideration of future housing development and are not to be used for the purpose of considerations of infrastructure development, such as for telecommunications provision, where need applies both within and outside the two main settlement boundaries. The boundaries take into account identified community assets, land ownership within the curtilages of existing properties, and sustainability. 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. Land and buildings outside of the boundary line are usually considered to be open countryside where development would be regulated with stricter planning policies.

- 5.4.2 Reflecting Paragraph 116 of the NPPF, planning applications for major development in the Chilterns AONB will be refused except in exceptional circumstances and where it can be demonstrated that it is in the public interest. Full account will be taken of the likely impacts of proposed development on the AONB, as views out of and back to the AONB are fundamental to the enjoyment of the AONB. Where appropriate, development applications likely to impact the setting of the AONB should include a landscape and visual impact assessment.
- 5.4.3 Inappropriate development in the Green Belt will be refused unless very special circumstances can be demonstrated. This ensures consistency with paragraphs 87 to 92 of the NPPF where both “inappropriate development” and “very special circumstances” are defined in the context of the Green Belt.
- 5.4.4 To ensure safe pedestrian access, proposed developments should demonstrate how they would be sustainably accessed.

5.4.5 Housing Policy 1

HSG1: Development within Ivinghoe and Ivinghoe Aston
Housing development within the settlement boundaries of Ivinghoe and Ivinghoe Aston will be supported in principle provided that it: <ul style="list-style-type: none">i. is on brown-field sites; green-field sites will be considered if no brown-field site is available;ii. is not on 'Best and most versatile' (BMV) agricultural land (Grades 1–3a) unless no other lesser grade agricultural land is available in the two settlements;iii. is contiguous with the existing settlement pattern;iv. is not out of keeping by way of scale, massing, height, design or layout;v. does not result in the loss of residential amenity to existing properties;vi. does not lead to substantial harm to, or total loss of the significance of, a designated heritage asset unless the harm or loss is outweighed by the benefit of bringing the site back into use;vii. does not adversely affect the conservation and enhancement of the Area of Outstanding Natural Beauty and its setting;viii. where appropriate, preserves or enhances the character or appearance of the conservation area;ix. accords with policies elsewhere in the IPNP.

5.4.6 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.

5.4.7 Ford End is one of many "End" settlements within Buckinghamshire particularly in the southern half of Aylesbury Vale. "End" development is characterised by small groups of buildings historically dislocated from the main core of villages. Brook End and Church End are examples in the neighbouring village of Pitstone. In the case of Ford End and Ivinghoe, comparison of the built environment in the 19th Century with current maps shows that the gap between the settlements has been much reduced notably on the eastern side of Station Road. There is currently a small gap between the village and Ford End. Residents in Ford End and Ivinghoe share the same facilities, such as the school, shops on the High Street in Ivinghoe and the butcher's shop in Ford End. Furthermore, the Ivinghoe Conservation Area, following its extension in 2015, now covers the historic buildings in Ford End (Ivinghoe Conservation Area Review, 2015). The proximity of Ford End to Ivinghoe, taken together with their shared facilities which offer sustainability to Ford End, suggests that proposed

development in both locations should be considered on the same basis. Thus, the boundary of Ivinghoe should embrace Ford End in considering proposed development within the Plan period.

5.4.8 Unlike Ford End, the development at Grove Farm to the north of Ivinghoe Aston results from the conversion of pre-existing agricultural buildings to residential and business uses. This development remains at a significant dislocation from the main settlement of Ivinghoe Aston. The development is on a brown-field site surrounded by green-field farmland. This development has infrastructure requirements in the same way as those in the main settlement but essentially remains in a rural setting. The Plan supports the provision of improved infrastructure and other facilities to these properties. However, to include the development within the settlement boundary for Ivinghoe Aston would support, in principle, further residential development in the open countryside. It is therefore considered appropriate to examine such proposed development in the context of development outside the two main settlements.

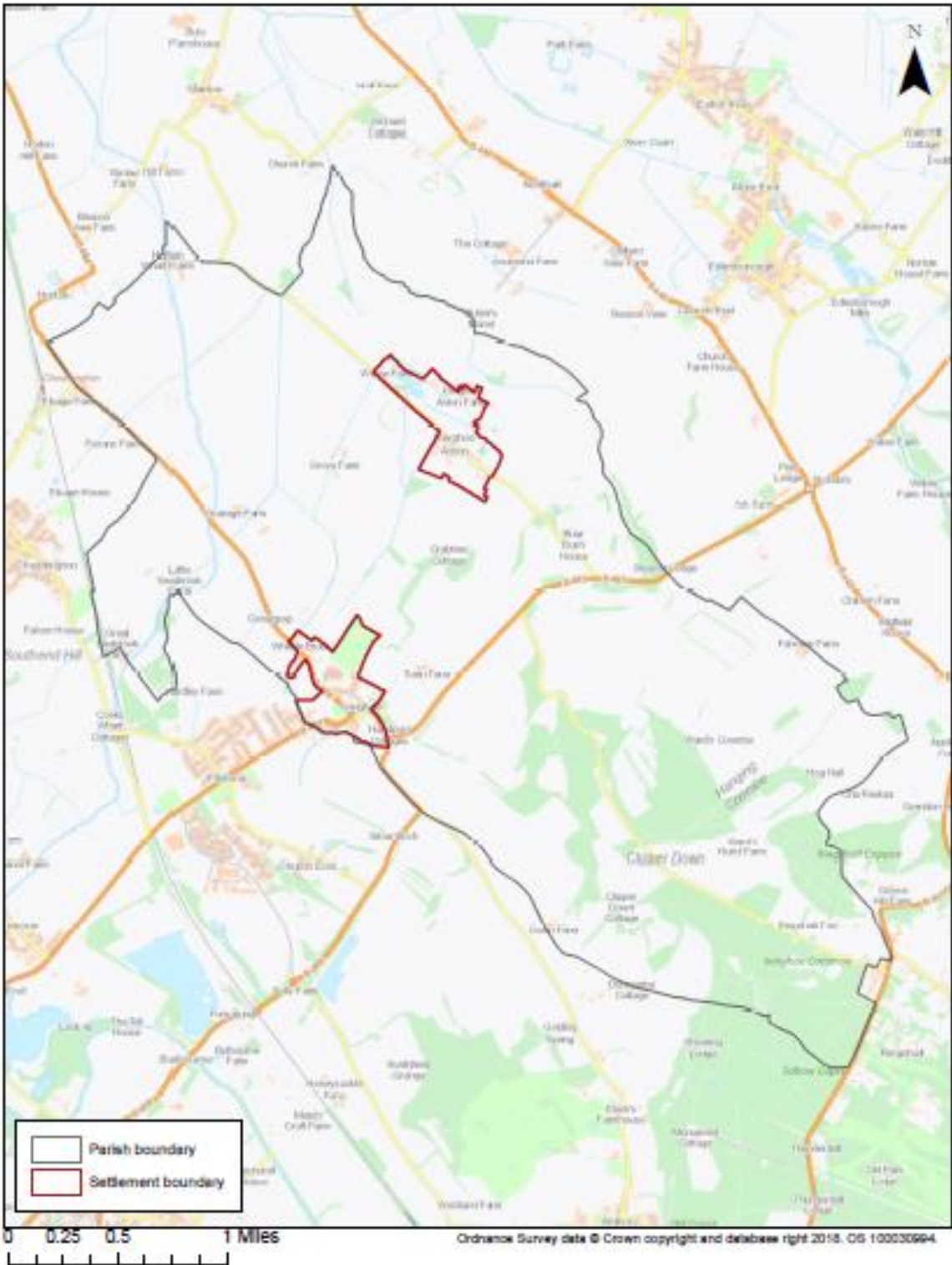


Fig. 3: Position of Ivinghoe and Ivinghoe Aston settlement boundaries within the parish



Fig. 4: Settlement boundary for Ivinghoe

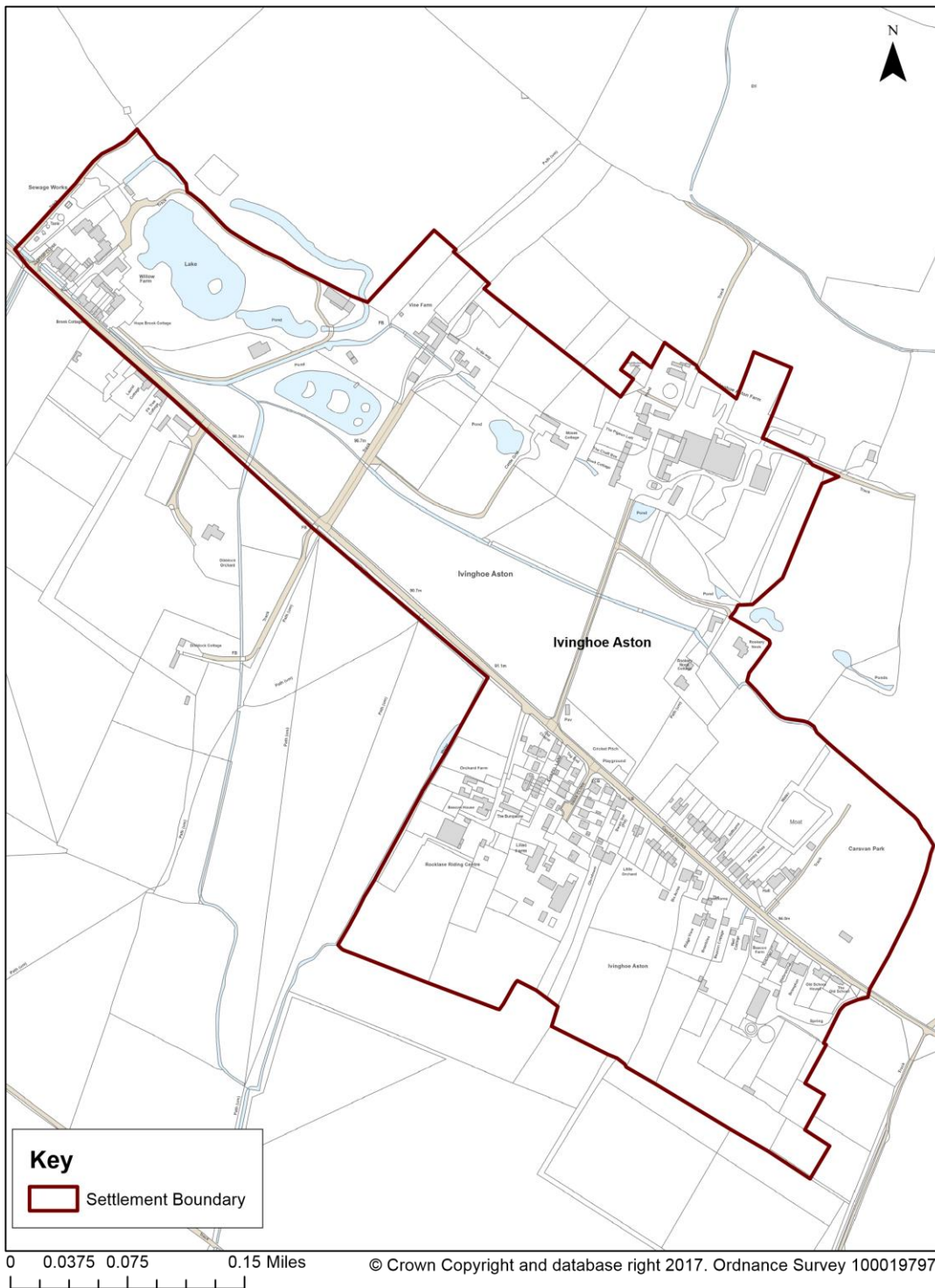


Fig. 5: Settlement boundary for Ivinghoe Aston

5.4.9 Housing Policy 2

HSG2: Development outside Ivinghoe and Ivinghoe Aston

Development proposals other than for rural housing exception schemes, or development otherwise provided for in the Local Plan, on land outside the settlement boundaries will not be permitted unless it:

- i. promotes the development and diversification of agricultural and other land-based rural businesses, including meeting the essential need for a rural worker, sustainable rural tourism and leisure development that benefit businesses in the countryside area, communities and visitors;
- ii. is through the re-use of existing buildings and/ or through the exceptional quality or innovative nature of the design of the new dwelling;
- iii. is not out of keeping by way of scale, massing, height, design or layout;
- iv. does not result in the loss of residential amenity to existing properties; and
- v. is consistent with neighbourhood plan policies relating to the historic environment, heritage assets, landscape character and protection of the natural environment.

5.4.10 This policy is designed to ensure consistency with Paragraph 55 of the NPPF, which identifies sustainable development in rural areas as that which enhances or maintains the vitality of rural communities. It specifies the types of special circumstance which would permit new isolated homes in the countryside.

5.4.11 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 for 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.

5.5.3 Environment Policy 1

ENV1: Biodiversity net gain

Development should take account of the areas of environmental constraint (App. 3). Development proposals (excluding householder) must provide appropriate "green infrastructure", which aims to result in a biodiversity net gain where possible 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 with appropriate species to mitigate their loss.
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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 development contributes to a net gain in biodiversity and hence to the improved provision of a range of ecosystem services. An appropriate recognised mechanism to achieve no net loss and where possible a net gain should be used. AVDC is to prepare a supplementary planning document (SPD) for this purpose (paragraph 9.17 VALP Proposed Submission). It will consider adopting a biometrics calculator to quantify gains and losses and consider the threshold of development to which this should apply, and how the system will be managed and monitored.

5.5.5 Development must not result in a decrease in the ecological potential of watercourses, as defined by the Water Framework Directive, and if possible should result in an improvement in ecological potential.

5.5.6 Environment Policy 2

ENV2: Heritage assets

Further to HSG1, development proposals must have full regard to the special interest, character, appearance and setting of Listed Buildings (App. 2) and non-designated heritage assets, and of the Ivinghoe Conservation Area. Such regard will include height, front building line and orientation, unless it can be demonstrated that any substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Construction materials and finishes should be sympathetic to the surrounding area and the character and heritage of the immediate environment.

5.5.7 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.

5.5.8 Environment Policy 3

ENV3: Footpaths, bridleways and cycleways
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Development proposals that enable the protection and enhancement of rights of way (footpaths, bridleways and cycleways), provision of new rights of way or restoration of old rights of way will be supported provided they accord with other policies of the IPNP.

5.5.9 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, in accordance with the district-wide Green Infrastructure Strategy, as replaced.

5.6 Transport

5.6.1 The objective for 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, on-street and off-street vehicle parking spaces and safe crossing points in Ivinghoe and Ivinghoe Aston will be supported provided that the proposals are not detrimental to the setting of historic assets and/or settlement character.
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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 (other than householder) which generates additional traffic will be expected to contribute proportionately to improved safety and parking through agreement with the Highways Authority and Parish Council. In Ivinghoe, this should comprise traffic calming measures, the provision of safe crossing points and additional off-street parking spaces. In Ivinghoe Aston this should comprise traffic calming measures and the provision of safe crossing points.
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- 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 because of the recent 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 HGVs) 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.
- 5.6.6 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 any 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. As in Ivinghoe, traffic calming and safe crossing points are required in Ivinghoe Aston.
- 5.6.7 Contributions must meet the tests of the Community Infrastructure Levy Regulations in accordance with paragraph 204 of the NPPF. The contributions must be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 5.6.8 All development should provide an appropriate level of off-street parking, taking into account the accessibility of the site, including the availability of public transport and the type, mix and use of the development to meet the standards set out in the adopted Vale of Aylesbury Local Plan Design Supplementary Planning Documents and any subsequent updates, and Buckinghamshire County Council's guidelines.

5.7 Recreation

5.7.1 The objective for the recreation policies 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 facility, by way of the extension or partial replacement or redevelopment of buildings, structures and land, will be supported. This support will be subject to the scheme and the resulting increase in use being appropriate in scale and design terms and not having a negative impact on the amenities of adjoining residential properties.

5.7.3 This policy relates to 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 facility, will be resisted unless it can be demonstrated that any substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

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; a community "Lawn" including an adult exercise trail and a playground; a 9-hole golf course and allotments. With the exception of the golf course, 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. 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.

5.7.6 The recreation policies seek to protect the neighbourhood green spaces that are valued by residents. Taken together with other policies in the Plan and the protection given by national strategic and local policies and guidance, the green infrastructure within the neighbourhood plan area is considered to meet the needs of residents and fulfil its conservation purpose. It is therefore not considered necessary to allocate any additional Local Green Spaces through this plan.

5.8 Telecommunications

5.8.1 The objective for the telecommunications policy is:

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

5.8.2 Telecommunications Policy 1

TEL1: Telecommunications technology
Where planning permission is required, provision of telecommunications infrastructure, which is visually sympathetic to the rural nature of the neighbourhood, will be supported, subject to the provision of agreed mitigation or a detailed design solution to safeguard the rural character and countryside setting and avoid adverse wider landscape and visual impact, including on the AONB and valued landscapes.

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, and any structures must comply with regulations relating to nationally protected landscapes.

5.9 Business

5.9.1 The objective for 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
--

Applications for new businesses and the expansion of existing businesses will be supported, provided they:
--

- | |
|---|
| <ul style="list-style-type: none">i. do not cause severe impacts on the residential environment and amenity;ii. do not create significant additional traffic; andiii. 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.

5.9.4 All applications must meet the adopted Local Plan parking standards and any subsequent updates to parking standards, e.g. in the forthcoming Design Supplementary Planning Document.

6. Next steps

- 6.1 The Plan was reviewed by AVDC and then published for a further six weeks' consultation. The IPNP was then be subjected to an independent examination by an appointed examiner, to consider whether it meets the conditions set out under the Localism Act.
- 6.2 The Examiner recommended that 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.
- 6.3 Thereafter, the IPNP will 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. Not all are specifically referred to in this document, but all are provided as evidence.

DOCUMENT	DATE	AUTHOR/ PUBLISHER
Water Framework Directive	December 2000	European Commission
Aylesbury Vale District Local Plan	2004	AVDC
Aylesbury Vale District Local Plan Saved Policies	2007	AVDC
The Localism Act	2011	The Stationery Office
Neighbourhood Planning (General) Regulations	April 2012	The Stationery Office
National Planning Policy Framework	2012	Department for Communities and Local Government
Chilterns AONB Management Plan 2014-2019: A Framework for Action	2014	Chilterns Conservation Board
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
Ivinghoe Conservation Area Review	June 2015	AVDC
A History of the County of Buckingham: Vol 3	1925 - accessed June 2015	Victoria County History, London
History & Antiquities of the County of Buckinghamshire Volume III pp 391-399	1847 - accessed June 2015	George Lipscomb
Kelly's Directory of Buckinghamshire pp 389-390	1887 - accessed June 2015	Kelly
History & Topography of Buckinghamshire pp 698-701	1971 - accessed June 2015	J J Sheahan
Launch Event Design	July 2015	Shaping Communities
Consultation Engagement Strategy Report	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
AVDC Neighbourhood Planning Guidance: Guidance Notes 53 - Submission	February 2017	AVDC
Strategic Environmental Assessment and Habitats Regulations Screening Statement for the Ivinghoe Neighbourhood Development Plan	May 2017	AVDC
Pre-submission Draft IPNP for Public Consultation	September 2017	IPNP Steering Group
Buckinghamshire Historic Environmental Record	Viewed February 2018	http://old.buckscc.gov.uk/leisure-and-culture/archaeology/historic-environment-records/

Appendix 2. Listed buildings in Ivinghoe Parish

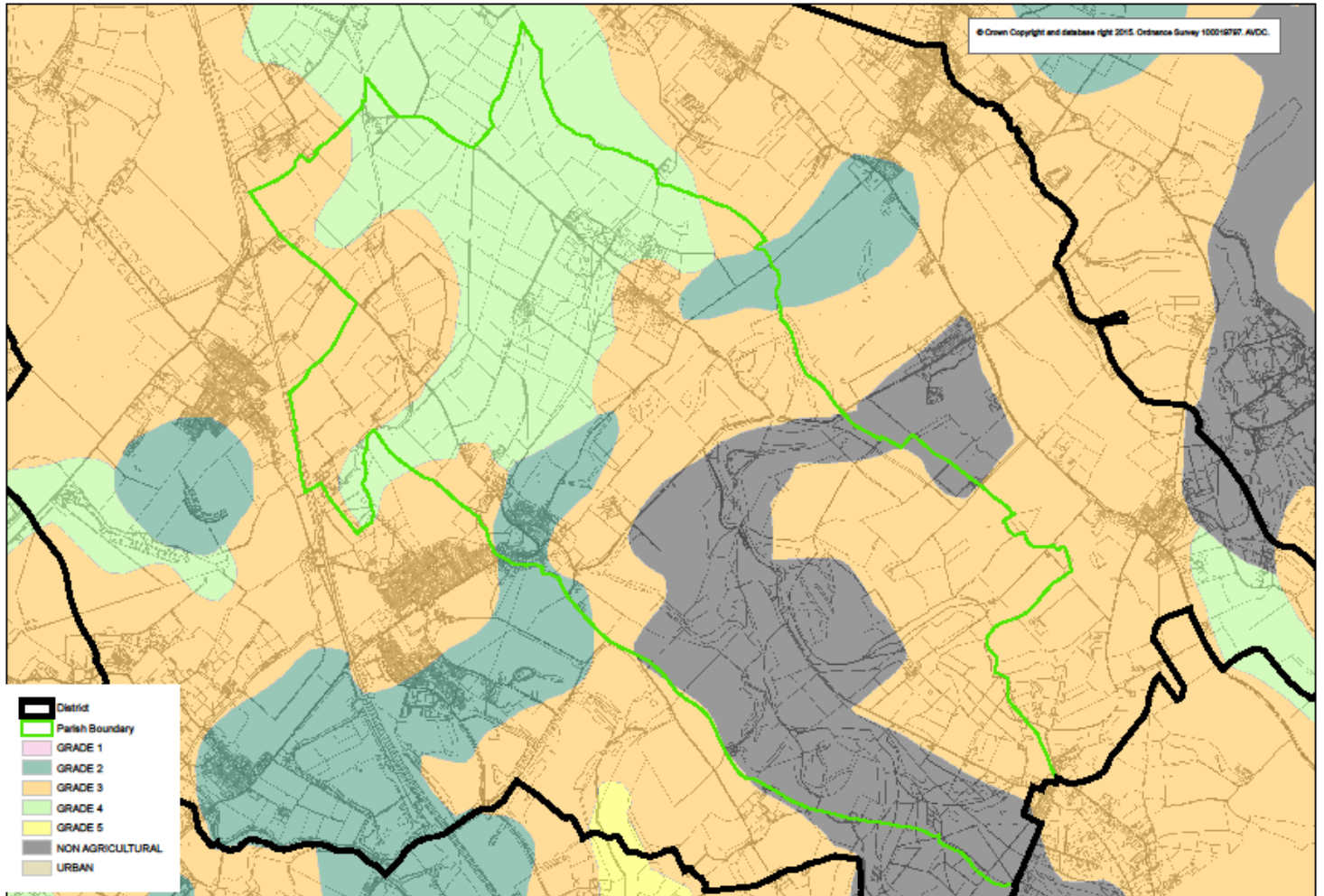
App 2.1 This list was copied on 18th October 2017 from:
<https://www.britishlistedbuildings.co.uk/england/ivinghoe-aylesbury-vale-buckinghamshire#.WedwXWhSzIU>

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

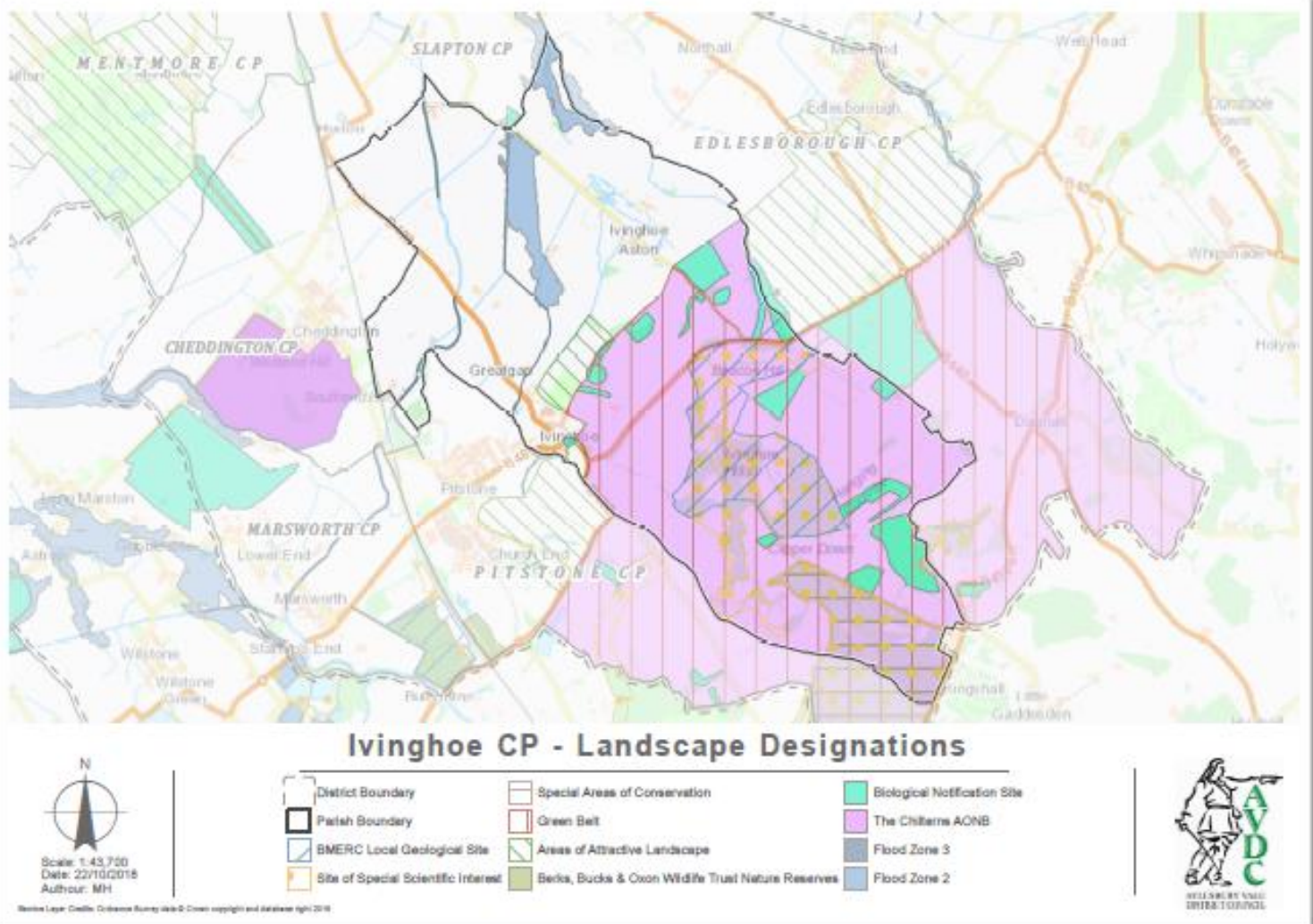
20. **II [Hi Da Way](#)**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
21. **II [House at Lock 33 Grand Union Canal](#)**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
22. **II [Little Seabrook Farmhouse](#)**
Ivinghoe, Aylesbury Vale, Buckinghamshire, LU7
23. **II [Lock 31 Grand Union Canal](#)**
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. Maps

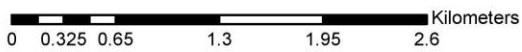
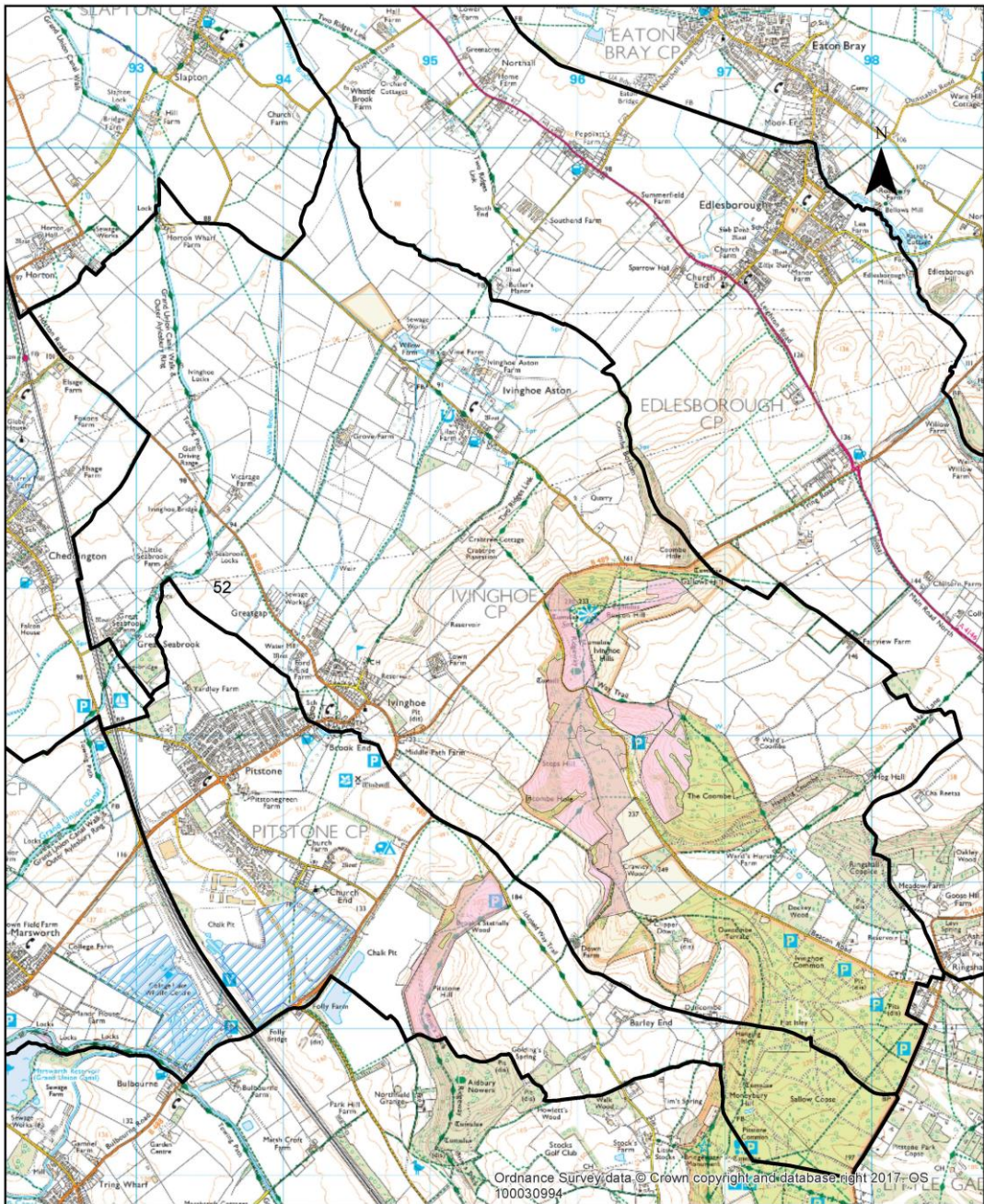


App. 3.1 Agricultural land classification



App. 3.2 Landscape designations

Ivinghoe CP: Habitats and Wildlife Constraints

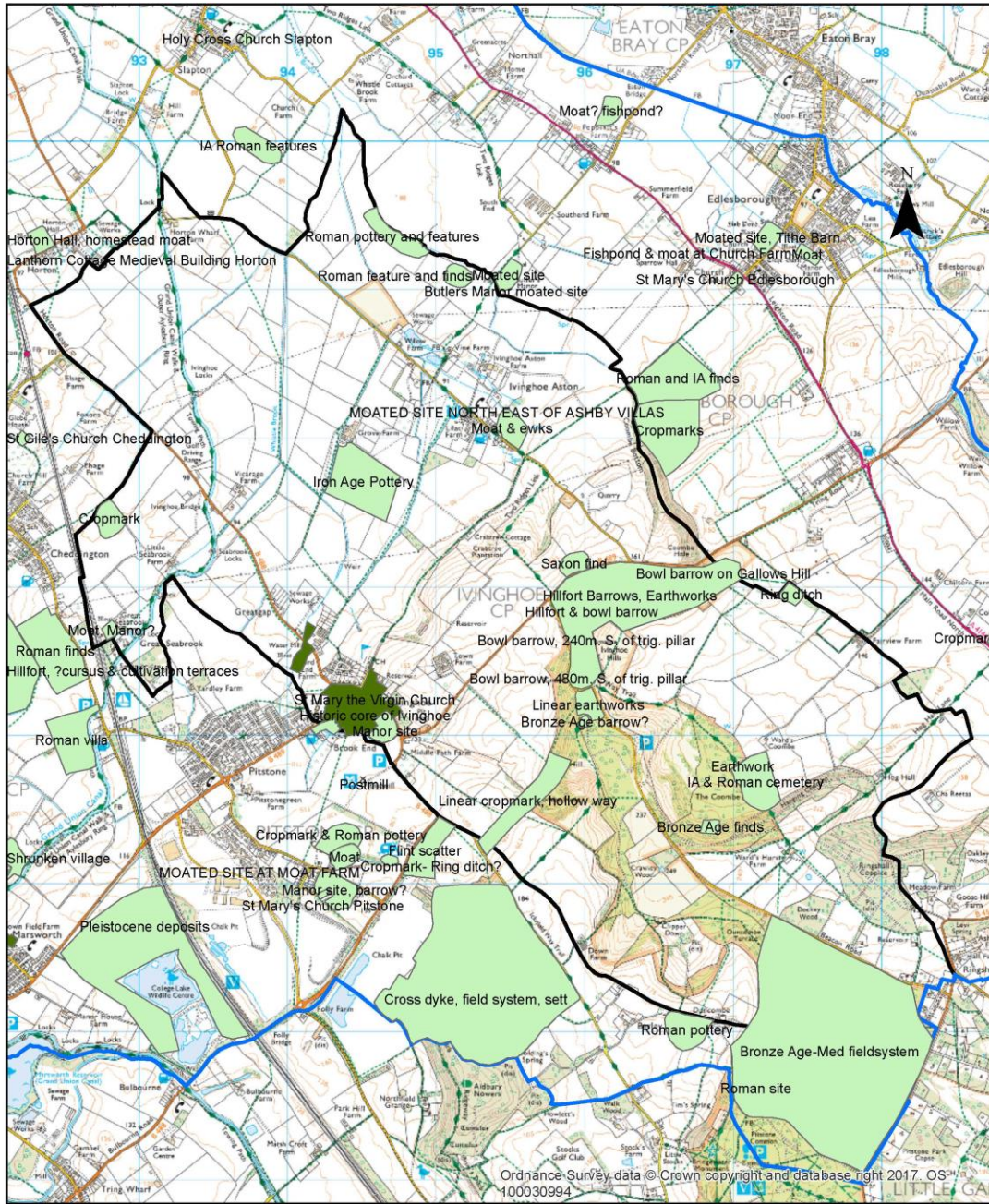


Key

- Biodiversity Action Plan Priority Habitats
- Local Wildlife Sites

App. 3.3. Priority habitats

Ivinghoe CP: Historic Constraints



Key

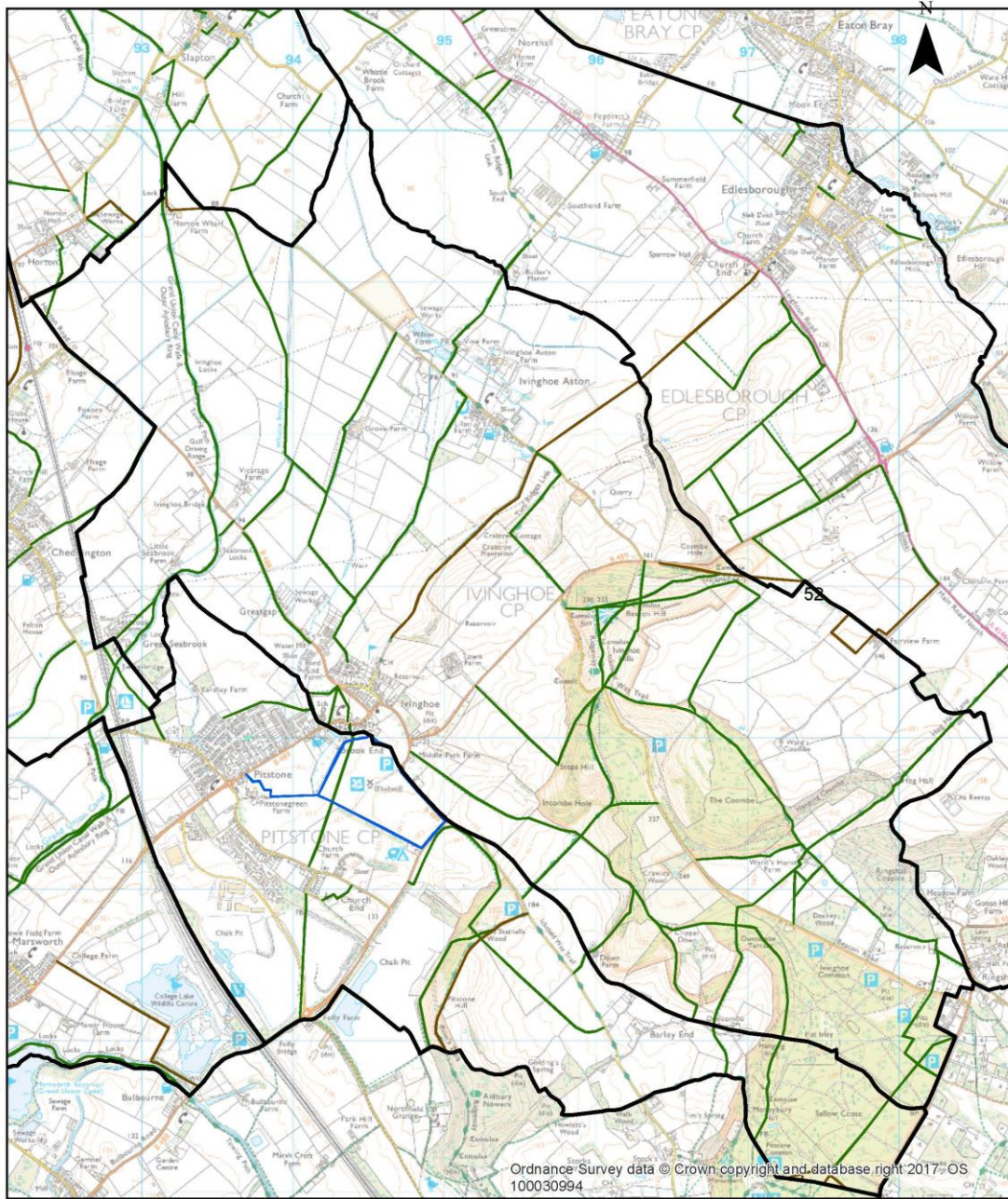
- Conservation Areas
- Archeological Notification Areas
- Scheduled Ancient Monuments
- Historic Parks and Gardens
- AVDC Parish Boundary

0 0.325 0.65 1.3 1.95 2.6 Kilometers

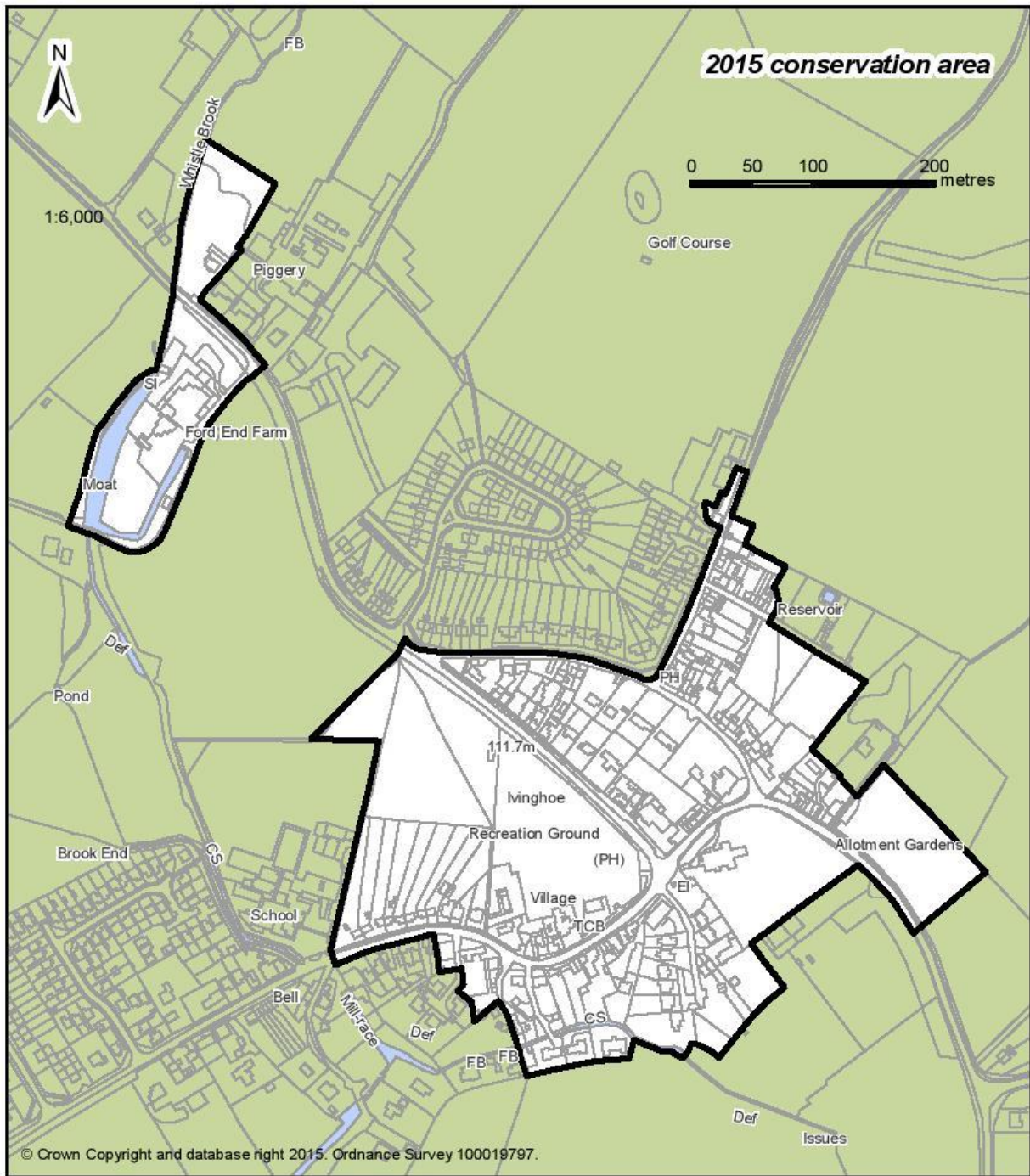
App. 3.4 Archaeological Notification Areas and Scheduled Ancient Monuments

Ivinghoe CP: Rights of Way

- Footpath
- Bridleway
- Permissive Route
- Restricted Byway
- Boat
- Cycle Paths



App. 3.5 Rights of Way



App. 3.6 Ivinghoe Conservation Area

Appendix 4. How the Plan has been developed

- App. 4.1 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. 4.2 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. 4.3 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. 4.4 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 (App. 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. 4.5 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. 4.6 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. 4.7 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. 4.8 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. 4.9 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. 4.10 **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. 4.11 **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. 4.12 **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. 4.13 **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. 4.14 **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. 4.15 **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. 4.16 **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. 4.17 **History**

There were several comments to the effect that there is a need to preserve the history and heritage of the parish.

App. 4.18 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. 4.19 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. 4.20 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. 4.21 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. 4.22 The procedures followed in App. 4.21 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 website. The Steering Group chairman's email address was provided for responses. A total of 34 people attended the consultation events.
- App. 4.23 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.
- App. 4.24 The finalised pre-submission version of the Plan was posted on the website on 25th October 2017 and submitted to twenty-six statutory consultees. The deadline for comments was 6th December 2017. Twenty-four responses were received by the deadline, seventeen from individual residents and seven from organisations.
- App. 4.25 All comments received were carefully considered through a series of meetings from December 2017 to February 2018. Amendments were made to the Plan where considered appropriate by the Steering Group. A list of comments and responses is included in the Consultation Statement.

App. 4.26 The Steering group Submitted the Neighbourhood Plan to Aylesbury Vale District Council on the 5 June 2018. This was then followed by a 6 week submission consultation, which took place between 15th June and 10th August 2018. The Steering Group consulted with AVDC over possible examiners and chose Intelligent Plans and Examinations (IPE). The Submission Version of the plan and consultation responses were submitted by AVDC to IPE on 16 August 2018. The independent examination was undertaken by Andrew Mead BSc (Hons) MRTPI MIQ. The Examiner's Report for the Ivinghoe Neighbourhood Plan was received on the 9 October 2018. The Examiner proposed ten minor modifications, all of which were accepted. A Referendum Version of the Plan was prepared accordingly.