



# Vision for Ickford

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## Neighbourhood Development Plan

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# Ickford Neighbourhood Plan Consultation Report

**'Ickford Village will maintain its special character whilst embracing the whole community'**

December 2019





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# Foreword

## Consultation report summary

This document sets out the communication processes undertaken during the development of the Ickford Neighbourhood Plan. Briefly, this covers:

1. **Pre-vision consultation** by the Parish Council Autumn 2017 supported by a questionnaire sent to all households.

The results of this questionnaire demonstrated the strength of feeling in the village concerning such matters as: housing, flooding, drainage and sewerage and parking and road conditions. It precipitated the formation of the Neighbourhood Plan Steering Group. The questionnaire and results are attached as Annexe 1 and 2.

2. **Neighbourhood Plan Questionnaire** was sent to all households and running throughout March 2018.

This questionnaire was also delivered to each household in the village. The idea was to speak to each resident and discuss their ideas and concerns as well as to gather factual evidence about the village. The process was very well received and successful with a return rate of over 70%. The questionnaire and results are attached as Annexe 8 and 10.

3. **Launch of the Neighbourhood Plan website – Vision for Ickford**  
[www.visionforickford.co.uk](http://www.visionforickford.co.uk)

A website dedicated just to the Neighbourhood Plan was launched in April 2017. It has been very important to the Steering Group that the website has been kept up to date continuously so that all residents can access the progress of the Neighbourhood Plan. As internet access is not available to all, a paper copy of progress has been delivered to all residents via the monthly Ickford Informer.

4. **First Consultation Event – Ickford Church Fete May 2018** – where the Plan Steering Group hosted a stall informing villagers about the Plan process as well as presenting the results of the NP questionnaire and seeking villagers' views on the future for Ickford.

This is an annual event that is always well attended by villagers as well as visitors from surrounding villages. Our display stands containing the results of the NP questionnaire as well as detailed information about heritage, flooding and our designation area were well attended with 86 people visiting the stands. This was an excellent opportunity to engage people in discussion about the plan as well as discover further information about Ickford.

5. **The Second Consultation Event held in the Village Hall 15<sup>th</sup> September 2018** – Villagers were invited to see the progress of the Plan so far, read the Scoping Report and Heritage Report as well as add further comments/suggestions for inclusion. In addition more people completed the wildlife questionnaire.

This event was advertised with a postcard delivered to each household as well as numerous posters around the village and a large A frame poster outside the village hall to remind people of the event or to tempt in passing residents. Residents were given the opportunity to read the Scoping Report as well as the Heritage Report. In addition there was a wide range of information concerning all aspects of the NP displayed around the hall. Most importantly a large number of the Steering Group were at hand to answer questions, discuss progress and accept further views and comments.

**6. Ickford, and the surrounding area**, provides a rich habitat for a wide range of flora and fauna. Residents were asked to record sightings of mammals, reptiles, birds and insects. Questionnaires were available online at the Vision for Ickford website as well as paper copies at the consultations events.

**7. Campaign of Communication, February 2017** to present, comprising:

- a dedicated section on the Ickford Community website.
- a dedicated website for residents to contribute their views and to offer accessibility to Plan Steering Group members. The website is updated on a continuous basis to keep residents fully up to date with the Plan's progress.
- a monthly update in the Ickford Informer, a village newspaper delivered to every home, since March 2017.
- posters throughout the village advertising forthcoming events related to the Plan.
- a postcard delivered to each home in the village advertising the second Consultation Event.
- the Plan has been a standing item on the agenda of the Parish Council meetings since autumn 2017, with an account of progress being given each time by councillor members of the Plan Steering Group.
- discussions with members of village social groups by Steering Group members.

**8 The Public Consultations on the Draft Neighbourhood Plan** took place during 2018 and a leaflet and feedback form was delivered to each address in the village, posters put up and the documents were put on the relevant websites.

### **Communications generally**

A range of different media, as noted above, have been used by the Plan Steering Group to inform their fellow Ickford residents about the neighbourhood plan process and to seek their views about the right development for Ickford. The Ickford Community website and the Vision for Ickford website have been used at all times to give information and links to documents. For those residents who prefer a paper copy of information this has been available in the Ickford Informer on a monthly basis. At all times information has been presented neutrally with a view to assisting villagers to reach their own opinion. Members of the Steering group have tried their best to stay abreast of current developments in Neighbourhood Plans as evidenced by attendance at a seminar at Reading University as well as a further seminar in London. At all times the Group has been assisted by the advice and guidance of Sally Chapman, an experienced planner and neighbourhood plan consultant.

## Annex 1.

# Pre-vision consultation questionnaire by the Parish Council 2017.

### Introduction

As part of the process prior to developing a Neighbourhood Plan for Ickford Parish, the Parish Council conducted a consultation questionnaire that was completed by members of the local community during the summer of 2017.

The questionnaire was focused on the two main areas of Housing and Infrastructure based on the National Planning Policy Framework. In addition to the structured questions, there was an opportunity for local people to express their views openly on development areas, economy and the social infrastructure.

137 responses were obtained and these responses are below. Not everyone answered each question so percentages are based on the number that did and then rounded to the nearest figure. The questionnaire results gave a clear indication to the Parish Council that producing a Neighbourhood Plan would be an appropriate way forwards for the Parish to help influence future development and identify the aspects of the village that were most important to the parishioners. . In addition, these, and the results of a subsequent questionnaire, went on to form the Vision and Objectives that the Steering Group would continue to work towards throughout the plan

### Methodology

The purpose of the pre-vision questionnaire was to give residents the opportunity to express their views about any future development in the village. The questionnaire used both direct questions and those that allowed the residents to express their feelings on specific areas such as where housing should be situated as well as improvements to drainage and general infrastructure.

## Annex 2.

### Ickford Housing Questionnaire Results.

#### Question 1

**Do you think that Ickford needs more homes? (137 answered)**

Yes	84	61.31%
No	53	38.69%

#### Question 2

**What do you feel is an acceptable increase in housing development in Ickford over the next 15 years? (136 answered)**

0 houses	19	14.00%
1-25 houses	70	51.00%
25-50 houses	41	30.00%
50-75 houses	0	0.00%
75+ houses	6	4.00%

#### Question 3

**What sort of housing development is needed? (124 answered)**

Starter Homes	66
Small family homes (2-3 bed)	88
Large family homes (4-5 bed)	25
Retirement/downsizer homes	45
Affordable homes	64
Other:-	14
– None	(2)
– A mixture of above	(6)
– Manor Houses	(1)
– Low cost rental	(2)
– NO buy to let	(1)
– Consider ones that can be held accountable for future infrastructure failures	(1)
– Affordable homes only work if price is fixed so first beneficiaries can't sell at market price and can only sell on at affordable price to others who need an affordable home. Otherwise they are utterly pointless.	(1)



## Question 4

### Where do you believe new housing should be situated and why? (126 answered)

- 1 Within the village envelope, including large garden projects. Fields behind Post Office.
- 2 Turnfields: Because this is central to the village, near the park and the land is currently unused and not maintained.
- 3 We have new homes going up in Turnfields - we shouldn't have any more.
- 4 In the area designated suitable at Turnfields, only 1-25 houses. The land (Pound Ground Field) already has planning permission ONLY for 6 stable blocks as part of a FAMILY (the owner) development. Suggest they stick with what they have asked for and build stables, rather than use this as a ploy!
- 5 Where there is adequate sewerage. Water and traffic services would be increased to cope with extra demand.
- 6 Not off Worminghall Road as insufficient access. Increased traffic flow to family garden at the local pub. No public footpath on that side of the road. Not Pound Ground Field as this leaves 'open land' for future development i.e. extends the village. Turnfields is the best location as close to family amenities (playground, shop, school). Infrastructure could easily be enhanced (new access via Turnfields / Sheldon Road) to make a 1 way system. Most efficient management of increased traffic. Ground is not currently farmed or utilised.
- 7 Turnfields as currently proposed limited to 35 houses.
- 8 Turnfields.
- 9 Turnfields site only as there is already an access road.
- 10 In all honesty, I don't believe they are needed. It would be an absolute shame to build on such beautiful land and I do worry about the local wildlife.
- 11 Turnfields site – access already available. Limit new building to maximum of 20-25 homes.
- 12 I think that the best place is near Turnfields, with houses for younger village people and older peoples' housing.
- 13 Within the village boundaries. The proposed development off Turnfields is ideal. Pound Ground Field is totally unnecessary at this time and it is way beyond the boundaries of the village.
- 14 I believe the site that makes the most sense is the Turnfields one. This plot has the right access and would cause minimal disruption.
- 15 Support the development at Turnfields as this would be in keeping with the current layout of the village. I strongly oppose the other 2 sites off Worminghall Road – building on these sites is not in keeping with the village layout. Taking building up to Ickford Road will lead to further applications to infill the area including Sheldon Road. Local infrastructure would not be able to support this level of development. I disagree with the re-categorisation of the village as a medium village, given that the shop is owned by the village and the school serves the surrounding area. I agree we should take some houses, but not the number allocated by the VALP.

- 16 I believe the council has already marked an area of the village as acceptable for development and my understanding is that the other areas awaiting planning permission have been described by the council as unsuitable for development.
- 17 Turnfields seems most appropriate as a discreet area of no particular ecological or agricultural merit. Other sites are unsuitable as they will overload the infrastructure.
- 18 Any infill sites and Turnfields only.
- 19 Turnfields.
- 20 I believe the housing should be situated on the Worminghall Road end of the village to keep the main thoroughfare safe, parking for the school would be worse.
- 21 Turnfields.
- 22 Not sure – the proposed houses off Turnfields already worry me as that spot is tranquil – my son loves to play basketball in a safe place. However, recent drain smells coming through suggest that it is somewhere away from these sewerage problems?
- 23 Places with good public transport to avoid additional motor traffic. Walking distance of local facilities. Not on a flood plain.
- 24 Turnfields, which was the first proposal and was always supported.
- 25 Land off Turnfields. This retains a village aspect with views over back fields and the recreation ground. Proposal by Land & Partners was sympathetic to a village site.
- 26 It would be least intrusive if the developments were at the end of the village. There is too much traffic travelling through already, especially at peak times. The land off Turnfields or the Pound Ground Field at the end of the village would cause less congestion.
- 27 In towns not villages.
- 28 Land off Turnfields because it would be the most suitable site. However I do not feel that the village needs such a large development.
- 29 The work for VALP suggests Turnfields is the only possibility.
- 30 Land off Turnfields because it is a smaller development and proportionate to the existing village size.
- 31 Turnfields – well within the boundaries of the village on what is effectively wasteland.
- 32 There shouldn't be any new homes as the village doesn't have the capacity.
- 33 Turnfields, as currently only site proposed that is not agricultural.
- 34 No more houses needed.
- 35 Turnfields.
- 36 Behind Turnfields.
- 37 Infill in village – no new large developments.
- 38 Turnfields.
- 39 The Turnfields site is a reasonable size and would keep the village compact. The other 2 sites are far too large. The Pound Field site would extend the village.
- 40 Pound Ground field – better access into it without affecting many residences.
- 41 I feel that if any new housing should be built, it should be in a way that is not going to make the village any bigger.

- 42 If any, they should be central to keep the village contained and not allowing the overall village size to become larger – the houses should be close to the amenities.
- 43 I understand that some villagers would like starter homes for offspring to be able to stay in the village. These would be desirable and probably should be located centrally by the playing field and close to the school.
- 44 In the middle of the village to stop expansion.
- 45 At the end of Turnfields – there is already a road with a dead end as though anticipating further development. Also, modern housing would be in keeping with the 60's development already there.
- 46 At the end of Turnfields – there is already a road with a dead end as though anticipating further development. Also, modern housing would be in keeping with the 60's development already there.
- 47 No houses.
- 48 Where the land is for sale down Worminghall Road that backs on to Golders Close.
- 49 On the road between Little Ickford and the Shabbington Road. This would have little impact on the scale of current housing in the village.
- 50 If this were to be undertaken, the Little Ickford side of the village is far less populated.
- 51 Within the village boundary, not outside it.
- 52 Not in Ickford!! Roads/drainage/utilities can't cope with more housing and the associated construction heavy goods vehicles etc.
- 53 Area at back of Turnfields. Smaller plot accommodating a smaller development of housing.
- 54 This is a difficult question as the infrastructure is not set up for any kind of expansion.
- 55 The identified sites could be suitable but not the number of properties that have been proposed. There must be consideration for safe access, and drainage (which is already a problem in this area).
- 56 The projected development at the end of Turnfields would enclose the recreation ground making it more of a central part of the village. The proposed development (Cala Homes) would not impinge on the village but it would create far too much development if that and the Turnfields development went ahead. The projected one on Pound Field is too far outside the village as it stands at the moment.
- 57 I think any site in the village will have some objections, I think the site by the playing fields is the most preferable.
- 58 A couple of houses that are near to the relatively newer developments or interspersed amongst the current housing if appropriate. Conservation areas and the paths and fields between them should be preserved and inappropriate developments like the huge house at Neil's Cottage, Little Ickford, should be avoided in future.
- 59 The proposed Turnfields development as it is within the village envelope, and not at the edges where there could be a danger that the village 'sprawls' out of control.
- 60 Some kind of infill around the other side of the playing field is the only viable option I believe. I would not be in favour of infilling right up to the Worminghall/Shabbington Road as that is simply too large a

- footprint. These villages are already very close together and boundaries need to be carefully controlled. Once lost they are gone forever.
- 61 We have enough problems with the drainage and flooding, it must be realised that we are living on the edge of a flood plain. We are in the position that if it rains our garden is under water even in the summer because of the high water table and has reached the back door when heavy. There are times when we are unable to flush our downstairs toilet as the water fills the bowl. Our electricity goes off as the water rises underneath our floorboards. If there are more buildings in the school grounds, we could have even more problems. When the pre-school building was put up the contractors had to ask us if they could keep a pump going all night so they could put in a tank and that was in the summer.
- 62 Within the village boundaries.
- 63 Where there is adequate drainage. Obvious reasons.
- 64 Land off Turnfields.
- 65 Land off Turnfields and east of 42 Worminghall Road – rounds off village and visually not intrusive. Pound Ground Field – visually intrusive.
- 66 Either Turnfields or the land East of 42 Worminghall Road, since they will fill out the centre of the village. Not Pound Ground Field, which is outside the village centre.
- 67 Land off Turnfields firstly. Pound Ground field secondly.
- 68 On the land off Turnfields. The scheme by ‘Land & Partners’ seemed to be a reasonable and modest expansion, still retaining green spaces.
- 69 Land off of Turnfields – site would have minimal impact on boundary of village and there is a suitable access road. If another site is needed, the land behind 42 Worminghall Road is as suitable as anywhere else.
- 70 Site beyond Turnfields – least effect on current housing.
- 71 At the end of Turnfields because it causes less intrusion for other peoples’ property rather than the other sites. Although there will be more traffic in Turnfields and on Sheldon Road it is not as bad as extra traffic on Worminghall Road and past the school.
- 72 In the place that has been deemed suitable – only there.
- 73 The Land off Turnfields site is the most suitable of the 3 proposals. This is the site that has been proposed for many years; it is most central to the village and has long been expected to eventually be built on after the development of Golders Close and Turnfields in the 1980s. It is closest to the recreation grounds in the centre of the village which provides safe off-road access to the School for young children living in the potential new housing. Of the 3 sites it is the one that could be most closely described as infill.
- 74 I believe the Turnfields site is the best solution. All villages must take their share of providing further housing but this must not be at the cost of the people already living there and development must not lose sight of the historical position of our ancient village. Our village was once two small hamlets which have been joined together, there are a number of historically important houses in the village and there have been a number of new housing developments over the years. Over

- development has occurred in many villages to the detriment of the village, we must preserve to the best of our ability these villages. To allow a development adjacent to historical houses would forever distort the balance in the village. It is also inconceivable that anyone would allow a development outside the boundaries of the village, which would change the nature of the small rural village for ever. The additional 150 plus houses would put a strain on our already over worked drainage system. The occupants of Church Road already have to have their storm drains emptied throughout the year to prevent their houses being flooded. Flooding in our village is a real problem, ask anyone to share their photos with you. In addition there would be a huge increase in the amount of traffic and heavy vehicles which would have to use the bridges in Ickford or Shabbington. Lastly, the school is already over subscribed. There would not be enough places for the occupants of a large development. We have a very limited bus route to Thame and neighbouring places.
- 75 The area behind Turnfields, which backs onto the playing field is an obvious area for development with minimal impact on the broader environment.
- 76 I believe that the land off Turnfields would provide the right number of homes in the right location as it would balance out the housing around the roads in the village. My second choice would be the Pound Ground Field but I think that the size of this development is too large.
- 77 The land off Turnfields. This is already designated for development and has an access road. The proposed development is about the right size for the village and looks reasonable from the plans presented to the village. It is situated between the playing field and open fields, so will not crowd the existing housing. This development is about the right size for Ickford. We need more smaller houses, as we already have plenty of large houses in the village, with the addition of Farm Close about 15-20 years ago.
- 78 Land off Turnfields as it will be a smaller development and won't have such an impact on the village. To build on the other two sites as well will double the size of the village nearly!
- 79 If any building, access should be new and not from existing roads or closes.
- 80 Doesn't matter.
- 81 Not necessary to build any more. The village is not struggling. The open fields and country scenery is why most of us moved here. The roads are busy enough without creating more traffic and congestion and danger.
- 82 Nowhere. However, should it happen it should be in line with the existing pattern of the village which is mainly linear. It should not break out into open countryside.
- 83 No houses, but if so, just a few and a development of up to 30 houses. Regard should be given to the bends and humped back bridges at the Village Hall end of Ickford. That road really cannot accommodate more traffic without an increased incidence of accidents. Worminghall Road is the sensible location.

- 84 Land off Turnfields to complete building within centre of village. The two other proposals encroach on green areas around the village.
- 85 North of Turnfields' allotments – least effect on residents.
- 86 End of Turnfields.
- 87 Turnfields is acceptable. The other two sites are opportunistic and nothing more than greed on the part of the land owners. They do not care if the village is overwhelmed.
- 88 At the end of Turnfields. Pound Ground Field.
- 89 Land off Turnfields, other suggested sites are rich in wildlife.
- 90 Turnfields proposal.
- 91 North of the village, as indicated on the map. The South floods easily.
- 92 Incorporated into existing housing estates without breaking into the countryside and with easy access to the shop and school so that vehicles are not used to get there.
- 93 Turnfields – it is spare land which does not overlook anyone.
- 94 The proposal for Turnfields/Golders Close makes sense. It surrounds the playing area for children to be safe and has less impact on the village compared to new developments.
- 95 The application for planning on the site off Turnfields looks to be the best option in terms of location (away from main road, close to play area for children etc.) and size.
- 96 Land East of 42 Worminghall Road.
- 97 Turnfields. Best place for traffic.
- 98 Land off Turnfields. Land East of 42 Worminghall Road.
- 99 Within the present limits of the existing housing, infilling where possible. The useful aerial view of the village provided by Cala Homes shows that the most obvious site and the one least likely to impact on present residents is that at the end of Turnfields. This development would provide an acceptable number of 30 or so new homes which the existing village services could accommodate within the 15 year time frame.
- 100 Land off Turnfields. This would have the least impact on the character of the village.
- 101 Spread out, not an estate.
- 102 In the centre so as not to extend the village boundaries too much and in a site that can cope with the extra demands on utilities – presumably in the vicinity of Turnfields.
- 103 Land off Turnfields as the road and site allow the development to blend in with existing housing.
- 104 End of Turnfields, no flooding.
- 105 I find it difficult to state with certainty, but I do see that the areas already highlighted, like North End of Turnfields, are prime targets for developers.
- 106 There is only one suitable site – the land off Turnfields.
- 107 The proposed site for the development using the land east of 42 Worminghall Road is a sensible option. It is adjacent to the main body of the village and does not cause the village to 'creep' along Worminghall Road.
- 108 Land off Turnfields as a last resort; but ideally none in this village.

- 109 The site in Turnfields is a possibility if the number of dwellings is reduced. Ickford is designated a medium village and this site will provide some dwellings that sit within the inner curtilage of the village.
- 110 There are 30 houses planned off Turnfields. 66 planned for east of Worminghall Road. 49 planned for Pound Green Field. I have no complaints about the Ickford School development but the other planned developments (above) will change the village dramatically in a very short time. 145 houses equals probably 600 people at the least and the village infrastructure is not able to cope with this.
- 111 The end of Turnfields make more sense than the other places, with two large developments in the pipeline, the empty field left will eventually have houses to make us a small town rather than a village. More suitable housing for younger families and youth and must be affordable, not big 5 bedroom homes. Locals are now pushed out of the village due to high prices.
- 112 Only where there isn't existing open field space, like in-filling between housing, otherwise it will end up not being the countryside any more.
- 113 The land at the end of Turnfields or the field opposite the turning into Turnfields.
- 114 Behind the allotments.
- 115 North of playing field. Keep it within the existing footprint of the village and not extending the village towards the Shabbington Road. Don't want the village to sprawl towards Shabbington and Worminghall by building on greenfields.
- 116 Anywhere where it doesn't affect the landscape.
- 117 In-fill around the edge of the village, minimising the visual impact to the village perimeter.
- 118 Any site chosen needs to have drainage and flood prevention measures in place before construction commences. Proposed sites on Worminghall Road have already been rejected in the draft VALP and both sites propose higher levels of housing than is in keeping with the character of the village. Proposed CALA HOMES development would result in significant and disruptive construction traffic with further deterioration in road condition. Only the 'Turnfields' site offers a suitable size and location for development.
- 119 Anywhere suitable.
- 120 Turnfields Road already in place. Young people are needed. Older residents have since left Ickford. Different reasons, one being, better transport, bus service. Not needing to travel so far by using cars producing so much traffic.
- 121 Not really worried about location.
- 122 In Shabbington.
- 123 Land off Turnfields – planned for future development, with access road already in place. Recreation area becomes centre of village and village not just a ribbon settlement.
- 124 Worminghall Road.
- 125 The HELAA (v4) has identified the site at Turnfields as being the only acceptable site in the village at the present time. It has limited impact on the historic layout of the village, nor the

conservation area. The proposed site at Turnfields aligns more with existing development patterns rather than extending into the open countryside. Over the plan period, other windfall sites may come forward – infill sites between buildings etc. The HELAA does state that some villages do not have the capacity to meet housing requirements due to constraints. I would argue that Ickford is one such village due to historic settlement pattern, flood risk and infrastructure. The Draft Local Plan states at para 4.77: Additional development in the medium villages will only be permitted in exceptional circumstances where it can be demonstrated that sites allocated (either in the Local Plan or Neighbourhood Plan) are not coming forward at the rate anticipated. Whilst there is a need for housing identified in the HEELA, the village does not have the capacity for an additional 115 houses.

- 126 Ickford Village should be kept as a village. New developments should be in areas that are looking to grow and have the infrastructure such as Aylesbury, Bicester or maybe Thame. More houses will change the look and feel of what is currently a lovely village.

## Question 5

### What concerns do you have about potential housing developments in the village? (132 answered)

- 1 Lack of infrastructure. Flooding increase due to increased run-off Congestion.
- 2 Increase in traffic. Increase in numbers of people and houses changes overall nature of village over time.
- 3 It will spoil the village – it is a nice, quiet village. With more houses being built – it most certainly will be spoiled.
- 4 Flooding – already we have had several major floods (and are on a floodplain!). No access for emergency vehicles (my son is under the heart transplant team and I am aware of others at risk). Traffic – major problems already noted regarding parking and access to village particularly around the shop and school. Backed up sewerage, post flooding. Safety to children and pedestrians. Impact on ecology of area (wildlife, meadow flowers and bats). Impact on linear structure of village (building beyond the village boundaries blurs one village into another reducing community identity).
- 5 New houses do nothing to cure existing problems of water, sewerage, services etc. Roadways and bridges already in disrepair because of heavy vehicles. Access by emergency services an issue on estate roads.
- 6 Lack of school places. Lack of drainage. Street lighting.
- 7 Overwhelming community integration. Land drainage – flooding. Car parking capacity and access for emergency services. School capacity. Transportation - public/road, conditions/highway maintenance. Health and medical capacity.
- 8 Flooding and sewerage problems.
- 9 Flooding and bad sewerage.



- 10 Increase in road traffic (speed is an issue too). Pressure on services: transport, drains, school, bridges, traffic. Losing the sense that this is a village. Decrease in safety.
- 11 Lack of infrastructure to support more than 20-25 additional homes.
- 12 The village drains already can't cope with all the water where it floods. Parking is terrible and dangerous on the main road near the shop.
- 13 We are on a flood plain. Drainage of water. Problems with sewerage.
- 14 Drainage, flooding and increased traffic levels.
- 15 Identity of the village with large scale development would be lost. Not in keeping with recommendations. School is at capacity with current intake of pupils which has risen over the years as it is. Village served by narrow country roads – increased development would put a strain on the road network – traffic, risk accidents, noise and congestion. If all 3 sites approved it would take the village over growth target. Current drains do not cope with usage necessitating the use of tankers during periods of the year. Flooding in the village is already a problem which will increase with any additional housing.
- 16 Infrastructure: The village has no gas supply, so 100 houses will mean 100,000 litres of heating oil will be stored on 'our island'. The roads that service the village are single track with poor visibility. The roads are in very poor repair with slippage at the edges, numerous pot-holes, a lack of footpaths and the bridges are not suitable for construction traffic or the proposed increase in cars (average is 2 per household so 200 cars or 400 extra crossings per day). The primary school is full and even plans to expand are for the existing pupils. I live 200m from the school but have to drive to Oakley to school my two children.
- 17 Road system already stretched. School traffic. Extra load on already weak drainage/sewerage system.
- 18 Drainage, flooding, traffic increase affecting existing buildings – Ickford already suffers from flooding and drainage problems. My house shakes when traffic passes causing increasing cracks to plaster and brickwork.
- 19 Flooding, sewerage, infrastructure are inadequate. Traffic congestion.
- 20 I live in Turnfields and like the view across the allotments and fields beyond – watching nature at its best – it would concern me about the safety of our children who currently play at leisure in Turnfields.
- 21 Flooding Traffic over bridges. Sewerage.
- 22 I am seriously concerned about lots more homes – we will lose beautiful green space and eventually become one town. I love our village it really shouldn't change this much. It devalues our homes in my opinion and I wouldn't want to live here. I wouldn't have even thought to view a house here if I knew all these changes were to happen. I paid for village life NOT busy city life. Close friends, village traditions and peace is why I chose here. Why change it so dramatically? Pressure on roads – little bridges, parking is a nightmare during school events. Quiet peaceful village becoming a place for children/teenagers hanging around – I bought my house for the peace and village life. Pressure on school.
- 23 Social housing – tenants causing issues (we have experienced this before!). Extra traffic on roads, which in parts are single track. Parking if driveway space is not included in new builds. Construction

- traffic on roads which are not suitable. Lack of facilities such as doctor/ dentist. Parking at school as we already have a number of people that park down our road in morning/afternoon.
- 24 This changes the character of the village – it is no longer a village. Increasing in size by 50% we lose all those aspects i.e. green fields, and community which was why we came to the village, not moved and indeed why people have come into the village more recently.
- 25 Land east of 42 Worminghall Road – too many houses – closes in current houses. Proposal more like a small town, inappropriate. Roads – poor quality and 2/3 exits from village have a single track road – additional cars going past the school. Drainage already overwhelmed during wet periods (major flooding at least 3 times). Need additional sewerage drainage.
- 26 The development on the land east of Worminghall Road would cause an already busy road to be overloaded with traffic and with limited pathways it would increase the potential of injury to pedestrians. The village school is already oversubscribed and would need to be developed. Parking outside the school at peak times is very disruptive and makes access through the village almost impossible.
- 27 My concerns are that it will spoil the village and will become overcrowded, not at all in favour – particularly land off Turnfields.
- 28 The current infrastructure cannot cope with the number of houses that are currently in the village.
- 29 The loss of the village character will be almost certain with one of the larger developments.
- 30 The current infrastructure cannot cope with the existing number of houses and would therefore be totally unable to cope with any further development.
- 31 Foul drainage capacity. Over development versus existing 250 homes. School over subscribed already. Surface water drainage.
- 32 School already has waiting list. Drains. Flooding. Traffic. Disruption of building.
- 33 Increase traffic and pollution and impact on natural habitats for wildlife. Flooding. The ability of current drainage system to cope with increase sewerage.
- 34 We get flooded and have sewage coming up already.
- 35 These developments will open the flood gates to more and more.
- 36 Lack of school places. Traffic increase. General infrastructure should remain as for a small village/local workforce.
- 37 It changes the character of the village. We have a lot of infill. Is there a case for starter homes? Has anyone done a survey? Why have we not been asked these questions before? It seems late in the day.
- 38 Traffic, noise, flooding. Drainage/sewerage. Loss of character/history. Falling property values. Coalescence between villages.
- 39 The Pound Field site would almost inevitably lead to the development of the land east of Worminghall Road, leading to gross over development of the village.
- 40 All 3 developments will lead to the whole square of fields being developed. Any one of the developments will leave an access into the next field therefore potential to develop further.

- 41 It is going to increase traffic through the village which is already so busy, especially as the school is full and are wanting to get a few more students there. The character of the village will change as it is all about the 'small village of Ickford'.
- 42 Completely alters the character of the village and further increases the traffic which is already busy! The school is full – as it services not only Ickford but the surrounding villages that do not have a school.
- 43 Change in character of a very enjoyable village. Would the village be able to cope with any more than 25 homes bearing in mind that it is on a flood plain and there would be a vehicle movement of approximately 4 vehicles per house per day?
- 44 Increase in traffic and noise. Potential increase in crime.
- 45 The proposal at present – too many, too soon, over several sites. Overload on already straining sewerage and electricity. The water table, lack of mains gas, increased noise and traffic through the village at peak times, parking problems, poor bus service. Do not want an increase in street lighting. All the above would contribute to ruining what is a quintessential village making it a suburb. A strain on an already over subscribed school.
- 46 The proposal at present – too many, too soon, over several sites. Overload on already straining sewerage and electricity. The water table, lack of mains gas, increased noise and traffic through the village at peak times, parking problems, poor bus service. Do not want an increase in street lighting. All the above would contribute to ruining what is a quintessential village making it a suburb. A strain on an already over subscribed school.
- 47 No houses, flooding. Each house would require two cars for modern family living. There is no local employment.
- 48 Flooding. Turnfields has a sewage problem already with regular blockages. With a lot of children living up that road they won't be playing out the front of the houses as they do now with the extra traffic. Already a lot of vehicles up there parked at the weekend and out of hours. The work vans want to be parked outside their homes not 100m down the road with all these van thefts going on they are their livelihoods. Construction traffic up and down Turnfields will be a nightmare for the residents.
- 49 Too many houses crammed into every small space. Also ensure there is plenty of off road parking e.g. a minimum of 2 cars for a 2 bedroom property (ideally at least 3).
- 50 Somewhere that isn't on a flood plain where the infrastructure can cope, which it doesn't currently. There have been numerous occasions where raw sewerage has come up through the drains in Church Road.
- 51 Drainage and access .
- 52 Traffic increase.
- 53 Traffic. Over stretched services (water, sewage, primary school etc.) Village will lose its character.
- 54 See above.
- 55 Sustainability.
- 56 Over development leading to permanent damage to a historical village.

- 57 Infrastructure lacking, i.e. Drainage, public transport, cycle paths (to promote sustainable travel)
- 58 Traffic. Drainage. Sewage. Small village do not want to become a large village. Ickford School wants to increase its size hoping that housing development will go ahead. School development additional classes will mean more traffic into Ickford, no parking. Ickford school was and should remain a small village school, and not increase in size to attract families from Oxfordshire or Thame.
- 59 There would be too many larger homes and not sufficient smaller affordable homes. The total number of houses projected at the moment would make too much impact on the village and its amenities.
- 60 I am a little concerned with regard to my understanding that 3 sites have been identified which will mean over 100 houses. This is far too many for the village taken into consideration the flooding and sewer problem. Plus more traffic.
- 61 The assumption is that because Ickford has a school and a shop and a pub it is set up to cater for development. It is not. These amenities are village-sized by their nature and the school especially could not support a doubling of the population through the enormous developments proposed. Nor could the roads, the ancient bridge over the Thame, or the eco-system of the area, which has significant value. For example, an ecological survey stored on the AVDC website covering the plans for the Pound Green Field developments (<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OKNNJPCLEK00>) states that there are no records of Great Crested Newt in the area until Shabbington. This is incorrect: we can provide a survey that records Great Crested Newt in 2012, and which identifies both the private ponds in Little Ickford and the village pond nearby as suitable habitats for GCN in 2014. Giant developments such as those proposed for Ickford would clearly be detrimental to the established ecology of the area. Flooding is part of this and is also of enormous concern. The fields around the village and the orchards in Little Ickford flood regularly. This is a water meadow area and the village has flooded often in the past and anyone who lives here knows that the village is a small island in a flood plain with a high water table. Massive development on the scale proposed would create displacement flooding affecting houses and roads. The road between Shabbington and Thame already floods regularly cutting off access to the village and driving traffic over the C17<sup>th</sup> bridges to Tiddington or out through Worminghall. This traffic would be doubled whilst at the same time the flooding would undoubtedly become worse, creating huge problems.
- 62 Increased traffic causing increased congestion in the village particularly the bridges where some sort of traffic management system would need to be constructed. The school area is very congested at the present at school drop off and collection times. It will cause delays out of Tiddington at the junction of the A418. At 8–8.30am it is currently very difficult to get onto the A418. Most developers do not allow for 2-3 cars per household. They quote one, which is wholly unrealistic. I have grave doubts that in the event of any building, that the improvement to the infrastructure –

- drainage and sewerage network will take place. If Thames Water deem it more financially viable to them to use more pump lorries over the vast cost of new drains & sewers in Ickford, then they will use the extra lorries – at the expense of the people on the junction of Church Road and Worminghall Road.
- 63 Affordable housing has been built twice before during my lifetime living in the village (35 years). Each time, they have gone to deserved people who need them. However, they have then sold them at market price and they are instantly no longer affordable. We then need to build more for those who need them and the pattern repeats itself. It is utterly pointless building affordable houses that do not have a fixed price and selling on means tested criteria attached. There is no housing crisis for any other type of house. Look on ‘Right Move’, there is supply. The only need is for affordable housing and the only point of building them is if they remain affordable. The village does/could support another few larger houses as family housing is in big demand with the great school, that combined with affordable will be fine.
- 64 There is so much water in Ickford that more housing is going to mean there is even less areas for the water to disperse there will be more road drainage with nowhere to go. The more that gets concreted over the more problems we are having. The water doesn’t go away it just gets pushed to the slightly lower houses with a disastrous outcome. We have, down Church Road, bowsers to take the water away when it is raining, this is a temporary fix and they can’t get rid of enough. We cannot understand what on earth the Council is thinking about considering adding more concrete and houses in such a vulnerable area.
- 65 Flooding of drains/roads.
- 66 Traffic increases. Limited infrastructure to support the growth in population. Excessive expansion of school on relatively constrained site. Nothing for teenagers so they ‘hang around’. School access and choice for secondary school. Medical services.
- 67 Traffic already bad, especially around school. Two small bridges in Bridge Road are also a problem already.
- 68 Pressure on the existing failed sewer systems and river flood levels. The feeder roads into the village must raise concerns. School development – How do they propose to improve parking issues. We must be over capacity NOW!
- 69 That the infrastructure should support any increase in the population and the development work may be very disruptive.
- 70 My concerns: Increased traffic, sewerage/water – this could become overloaded. Also need to keep a shop in the village especially for older people.
- 71 Increased risk of flooding to the lower lying parts of the village and more traffic.
- 72
1. The sewerage system won’t cope! Thames Water must be made to invest in the system so that our toilets/showers work in periods of wet weather.
  2. Surface water drainage. We are very vulnerable to flooding and more development won’t help.

- 73 Impact on flooding. Current infrastructure cannot cope. Loss of outlook/amenities for current housing.
- 74 I am concerned that there is too much at one time. A gradual increase would be more acceptable.
- 75 Too many are proposed: there is not sufficient infrastructure, no easy access to town, and the strain extra housing will put on drainage/ sewerage will be excessive.
- 76 Can the existing village infrastructure cope with a rapid increase in housing? Can the school accommodate the influx of children. None of the proposals have adequately explained the potential impact on drainage and sewerage systems in the village. Ickford sits on a flood plain and is periodically flooded . The pumping station cannot cope at these times now so how will new housing impact this situation in the future? Will the new housing significantly increase traffic in the village? Not just cars, but delivery vehicles and others.
- 77 All villages must take their share of providing further housing but this must not be at the cost of the people already living there and development must not lose sight of the historical position of our ancient village. Our village was once two small hamlets which have been joined together, there are a number of historically important houses in the village, and there have been a number of new housing developments over the years. Over development has occurred in many villages to the detriment of the village, we must preserve to the best of our ability these villages. To allow a development adjacent to historical houses would forever distort the balance in the village. It is also inconceivable that anyone would allow a development outside the boundaries of the village, which would change the nature of the small rural village for ever..... The additional 150 plus houses would put a strain on our already over worked drainage system. The occupants of Church Road already have to have their storm drains emptied throughout the year to prevent their houses being flooded. Flooding in our village is a real problem, ask anyone to share their photos with you. In addition there would be a huge increase in the amount of traffic and heavy vehicles which would have to use the bridges in Ickford or Shabbington. Lastly the school is already over subscribed. There would not be enough places for the occupants of a large development. We have a limited bus route to Thame and neighbouring places.
- 78 There are a number of concerns: infrastructure – the road over the historic humped-back bridges over the river (bridge has a date of 1685 on it), is narrow and not designed for large construction lorries or the volume of traffic that 3 new developments would bring. The removal of the historic stone bridge in Shabbington, and its replacement with a mundane metal construction has done nothing to enhance that village. There would be an outcry if any attempt were made to ‘upgrade’ the river crossing in Ickford. The school is a tremendous asset for the village and wider area. Can it cope with an increase on the scale foreseen by these proposals? The head teacher clearly thinks not. I am concerned that developers would fund their proposals by building large expensive houses, rather than the starter, or affordable properties that are needed to sustain the village.

- The average house price in the village is way beyond the average wage. The Pound Ground area has medieval ridge and furrow which is an important part of the heritage of the village and its agricultural, working class history.
- 79 The main issue I have is with increased volumes of traffic through the village and access to the new houses. For Turnfields a second route of access should be included so that traffic can enter via the road leading from the pond to Ickford Road. This would avoid additional traffic on the difficult corner by the pond and through Turnfields. For Pound Ground Field the access to Ickford Road or the top of Worminghall Road would prevent vehicles having to travel through the village. I am also concerned about the lack of facilities for young people (especially young teenagers) and ways in which they can be kept entertained. We do not want groups of youths hanging around the bus stop and field, especially at night.
- 80 The proposal for the land east of 42 Worminghall Road is far too large and encloses the current houses, so that it will be more like living in a town than a village. The access roads are not sufficient for a large number of additional people (2 of the 3 access roads have single track bridges) moving in and out of the village, particularly at busy times and during school drop/off and pick-up times. The current sewerage/water system cannot cope with the number of people who live here now. The proposed system for holding back water/effluent on this large development is very unlikely to work and will just create problems later on. We do not need additional large houses proposed on this site.
- 81 The village will lose its rural feel. We moved here as we liked the small size of the village and the community spirit that comes with this.
- 82 Impact on roads, waste water.
- 83 Drainage problems. Traffic, especially around the school. Noise.
- 84 This is just greedy property developers that have all jumped on the band wagon to make money whilst ruining the village we chose to live in.
- 85 Traffic increase on single tracked roads i.e. Bridges and Rocky Lane. Sewage and flooding increasing. Any development on the North side of Sheldon Road would cause more water 'run off' which has to go through the village to get to the river. Most people chose to move to a small village for its character with the 'village feel'. We are a small village but have been classified as medium due to the amenities which have been kept going by the villagers. So we are now being penalised for doing that by being made to have 50 more houses because of the classification. Once the 50 have been allocated, property developers will continue to push for more developments to the village in the future.
- 86 One of the village's assets in the unique variation of houses on one road, e.g. Ickford Road, Little Ickford. This will be spoilt with large estates. The village facilities – roads, shop, school cannot accommodate much more growth.
- 87 Infrastructure to support all services. Especially sewerage. Tankers used to empty sewerage and flood water now without additional housing.
- 88 Additional school places for primary age. Additional school buses for senior age. Increased traffic on village roads. Increased noise levels in rural area.
- 89 Traffic – congestion.

- 90 The infrastructure of Ickford could not cope with more houses. The village needs a massive upgrade in both sewer and stormwater provision. Also the road cannot possibly cope with the heavy plant requirements.
- 91 Serious drainage problems every year in Sheldon Road and Worminghall Road.
- 92 Even though Ickford has been classed as a medium village, it still maintains a character of a small quaint English village. Last of old English strongholds. So many villages and small towns have lost their original characters, due to the incompetence of successive governments. I know that we must move with the times, but let's not kill Ickford with building expansion that greatly exceeds the current infrastructure.
- 93
- Too many people too few facilities.
  - School's capacity (Ickford & other villages).
  - Profiteering by landowners.
- 94 Traffic access, movement. Pressure on village school.
- 95 More traffic. More noise. School not big enough. More people!! Roads not able to cope. Danger to school children with more traffic. Village losing its village 'feel'.
- 96 Too many houses would change the character of our village and make it into a small town. The infrastructure cannot cope now.
- 97 Flooding/sewage. Impact on local amenities - school/roads environment.
- 98 If too many houses are built, the impact on local resources i.e. school, GP. Primary school in Ickford is already massively over subscribed so too many new homes increase this. Drainage and sewers are already a problem in the village, so addition of houses will increase this problem.
- 99 Wrong and unfair to affect lives of existing villagers.
- 100 Too much traffic going through village. Can school accommodate?
- 101 Water Supply. Also flood water – drainage.
- 102 The present village has approx. 280 homes and 550 residents. The three proposed developments together would add another 150 more, an increase of 50% on a village that has one already oversubscribed school, narrow and winding access roads and a very poor and overwhelmed sewage system. There is absolutely NO requirement for so many new houses, we are a village, not a suburb of Thame.
- 103 More traffic. More parking problems.
- 104 The totality of applications would swamp the village and totally change its character.
- 105 Traffic – on weak bridges – for construction and new residents.
- 106 Ickford is a rural village not a suburban dormitory. The proposals seen so far will not add to the village in a positive way but will spoil the character of the village whilst not bringing the things it needs.
- 107 Flooding risks and sewage capacity plus roads and access are limited. Poor public transport would mean increase traffic, noise and air pollution.
- 108 Too big.
- 109 In the case of the proposed Turnfields development, extra traffic including the construction traffic along Turnfields a residential road, with 30 plus houses proposed on Turnfields development that would



- increase traffic by at least 30 cars but in reality up to 50 plus cars. It is a real worry of residents in Turnfields that the road will become very busy with extra traffic. With the obvious extra traffic it seems NO thought has been given to a further entrance to site from the main entrance road into Ickford. One narrow residential road already clogged with cars is expected to cope with a big increase in traffic. With any largish development in the village two entrance exits from any development should be considered. The road system in the village is old and most are bad and in need of repair. The exit from the village at the Little Ickford end is narrow and badly maintained. With extra traffic generated this will only get worse, unless action is taken to improve. The sewage and water system is not up to coping with even 30 extra houses, sewage is a problem now, plus flooding may become a problem despite the planners obvious input on the flooding issues.
- 110 Ruining character of village; development outside the curtilage; flooding; sewage and foul water removal; traffic in around and through the village; light pollution.
- 111 The excessive housing development in the village that has been proposed will inevitably detract from the character of the village and have a negative impact on the close community feel that currently exists. I have witnessed first-hand the detrimental effects of excessive local development on the ‘feel’ of a local community. Additionally, the growth in traffic, both within the village itself that would result from the additional 2 plus cars per additional household would cause considerable increase in both noise and traffic. There would also be a similar growth in the volumes of traffic on Bridge Road and Ickford Road.
- 112 Increased traffic on Worminghall Road, especially from access road to potential site next to the Rising Sun. Plans for 66 houses could result in a further 120 cars using already crowded and dangerous road and hazards to parents and children going to and from the school and the nursery. There is only one footpath, and this is very narrow, especially near the Rising Sun. School places. The school is currently unable to provide places for all children of primary age in the village, which means that some parents have to drive their children to Oakley. Even without the construction of more houses in Ickford, the school needs additional classroom space. If more houses were to be built the school would not cope. Flooding: Worminghall Road has frequently been flooded. Over the past few years tankers have been employed day and night to transport flood water mixed with sewage from the drain at the top of Church Road to prevent flooding of houses in Church Road. Ditches in Church Road. Many houses in Church Road and Worminghall Road have been flooded due to height of water table and overflowing of main drains which cannot cope with drainage from the present number of houses in the area. The field and car parks behind 42 Worminghall Road flood every winter.
- 113 The layout and density of buildings will impact upon the drainage/ sewerage services as well as traffic/parking/access and highway safety – particularly in Turnfields. The site, Pound Ground Field, proposing 49 houses is unacceptable in scale. Site east of 42 Worminghall Road proposals is also unacceptable in scale

- 114 I am concerned about this development in Ickford. The 3 planned housing developments are very large and will change Ickford from a village to a town overnight. (I am not including the School development in this). They will alter our community idea of being a village. They will affect many families re sudden loss of privacy. They will affect many families financially as their environment will change, they will be affected daily for years by the building works. They will risk all our houses re floods. The local roads are ancient and so narrow that they are not able to cope with more traffic, let alone lorries delivering materials. Ecological habitats will be destroyed and the land being suggested is home to many owls and other rare animals in this area. (I have witnessed this over 40 years).
- 115 Potential flooding, even though the survey said it was no risk, have lived here long enough to have seen plenty of flooding, with a pumping station that cannot cope and the damage to houses in Church Road. The traffic will increase considerably. During school days there are so many cars parked on the road, it is becoming a hazard, particularly for buses and therefore emergency vehicles.
- 116 The infrastructure isn't good enough to support the current level of housing. The sewers overflow when it's raining. The roads are falling apart. The school is full and when it closes the village is completely full of cars.
- 117 No.
- 118 Priority should be given to people living in the village on any affordable housing that is built.
- 119 Increased in traffic. Effect on amenities such as school and doctors places.
- 120 The roads through the village are already busy and the bridges are old and not designed for lots of traffic. The traffic around the school is already a hazard at peak times. There are flood risks and it would be crazy to build on land where the water drains.
- 121 None, it should be welcomed.
- 122 Increase in traffic. Load on overflowing drainage. School capacity. Visual impact on the rural perimeter.
- 123 Flooding, as we are in a flooding area.
- 124 Issues with village infrastructure especially sewage and foul water alongside the inevitable increased surface water run-off from any large scale development. Significant transport issues would need to be addressed as the current bridges in Ickford and Shabbington can barely cope with current traffic levels. Major concern with any housing development is retention of the essential character of the village.
- 125 Nothing it is wholly positive.
- 126 Traffic increase School parking issues road.
- 127 Any scale of development will overwhelm what is already a very poor infrastructure – the bridge, the corner of Little Ickford and Church Road both prone to flood and sewage overflow. The expansion of school and effect on traffic utilities etc., etc.
- 128 NO NEW HOUSES SHOULD BE BUILT IN ICKFORD UNLESS MAJOR IMPROVEMENTS ARE MADE TO WATER DRAINAGE AND SEWERAGE DISPOSAL. THE CURRENT PUMPING STATION IS TOTALLY INADEQUATE. ICKFORD HAS HAD TOO MUCH FLOODING OVER THE LAST 30 YEARS AND LORRIES

HAVE HAD TO BE CALLED OUT TO PUMP OUT BOTH WATER AND SEWAGE TOO MANY TIMES. THE PUMPING STATION CANNOT COPE NOW WHEN WE HAVE HEAVY RAIN BECAUSE ROAD DRAINS OVERFLOW, POOR ROAD DRAINAGE SYSTEM WHICH ALLOWS SURFACE WATER TO ENTER THE SEWAGE SYSTEM AND THEREFORE SPILLS OUT AND ONTO THE ROAD. IT HAS HAPPENED NEARLY EVERY YEAR USUALLY AFTER HEAVY RAIN AND WINTER MONTHS.

- 129 Current sewerage system is hardly adequate as it is. Constructed in 1953 it was designed for a village half the size it is now. Any further development should be dependent on updating the whole draining and sewerage system. The potential huge increase in private vehicles. Modern housing developments fail to provide sufficient parking areas. Except for properties occupied solely by the very elderly, most properties have cars, many have 2 cars, and some 3 or more.
- 130 I have major concerns over the flooding issues. What measures will be put in place to make sure that these extra homes do not add to the existing flood problems. Also the pumping station in Church Road cannot handle the sewage when it is flooding. The new homes would create extra traffic, Sheldon Road is sometimes impossible to drive through now!
- 131 As I understand it the Government has reduced housing targets for Aylesbury Vale in recent months, and the Council have stated that percentage based targets will no longer be applied; they will instead be looking at capacity. I do not feel that Ickford has the capacity for such large scale house building proposals, without harming the intrinsic peace and quality of life in this rural settlement. Below are comments on the specific sites off Worminghall Road, Pound Ground Farm: Over development. Should the Turnfields site go forward then only an additional 29 houses will be required during the life of the Local Plan to 2033. Pound Ground Farm proposes 49 dwellings. The site is open agricultural land with remnants of historic ridge and furrow. The site adjoins a listed building, the setting of which at the village edge will be severely compromised. The site will have an impact on the conservation area; which is linear in form, reflecting the historic settlement pattern in this part of the village. The proposed access will be detrimental to the rural approach to the village, requiring large visibility splays, street lighting etc. Part of the site lies within the flood plain. East of 42 Worminghall Road: Currently open countryside adjoining the conservation area. A number of listed buildings will be affected – as will their setting, as will a number of unlisted buildings which are still of heritage importance. Contrary to conservation area policies. Does not preserve or enhance the adjoining conservation area, but rather will destroy the linear form of historic settlement pattern. Impact in terms of traffic levels on Worminghall Road, impact on access from exiting properties on Worminghall Road, Impact of street lighting and rural outlook from properties on Worminghall Road School: Whilst the school is expanding, it cannot currently cater to the number of children in the village. Adding another 100 plus households will exacerbate the problem.

- 132 More traffic and more importantly the views that will be taken away from existing residents. If any houses were to be built near my home everything we love about our house would be ruined.

### Question 6

#### What improvements to infrastructure would you like to see should the proposed developments go ahead? (120 answered)

- 1 Not just applicable to Ickford, but infrastructure improvements should be made in parallel with housing development rather than long afterwards i.e. School places, Doctor surgeries, car parking facilities etc.
- 2 Piped gas. Improved flood defences/provision.
- 3 The proposed developments should not go ahead they will spoil the village. If it goes ahead, I may have to think of moving out of the village which I have liked since I moved in some years ago.
- 4 I think we should have a village EVENING meeting for all points of view to be discussed.
- 5 Additional pumping station, drainage, classroom, speed humps, bus service and better road surfaces.
- 6 Drainage. Roads – speed humps, pot hole repairs. Pavements. More street lighting. Better facilities for teenagers/Youth Centre?
- 7 All of the above (except number 1).
- 8 Improvements to drainage.
- 9 Increase in public transport to decrease cars on the road. Drainage. Stores and amenities.
- 10 Drainage definitely needs to be improved.
- 11 Make a parking area on the village playing field – use of which must be obligatory for depositing of and collection of school children so to avoid potential accidents at the T-junction of Bridge Road and Sheldon Road.
- 12 Improved bus routes, the school needs work.
- 13 Roads. Street lighting. Drainage system. Currently no gas pipe connection. Internet to the village is poor. Public transport availability is limited. School capacity would be severely impacted on.
- 14 BEFORE the developments: Improve the road network – developers should contribute to the upgrade of existing infrastructure. Improve the bridges. Explain how everyone is going to get to work, school or the shops (the answer is by car, which flies in the face of government directives on sustainable development). Bring gas to the village or explain how the housing will meet code 4 for new buildings. Improve the bus service or explain how schools should be accessed.
- 15 Roads/pathways. Drainage. Small health centre/pharmacy.
- 16 If the developments other than Turnfields go ahead, i.e. 100 plus homes, then all roads around Ickford should be raised above the flood level to allow continued access to the village.
- 17 The flooding problem. Roads to be upgraded. School parking to be regulated.
- 18 Gas supply.

- 19 Bridges. Roads. Buses. Parking. Drains. Flooding. This village may have space for homes but no roads, recreational space. Our children need green space for healthy life not more pollution and buildings.  
STRONGLY OPPOSE– KEEP OUR VILLAGE!
- 20 Improved bus service, widening and resurfacing of roads towards Thame, Tiddington. New and improved footpaths, cycle routes – these to be kept clear and not overgrown.
- 21 If Turnfields goes ahead traffic management must be improved and issues over surface water.
- 22 Improve quality of roads in, through and out of the village. Sufficient parking in the development to prevent parking on road verges. Improved drainage – scheme to slowly release water/sewerage impractical – better clearance of water needed out of the village.
- 23 Better management of traffic through the village. Maintenance of pathways and verges.
- 24 Surface water drainage. Upgrade the sewerage system to prevent overflows of raw effluent into the roads and streams.
- 25 Drainage. Sewerage. Power supply. Roads.
- 26 Sewerage system. Surface water drainage. Road conditions.
- 27 Foul drainage capacity improved. School size. Improve surface water drainage. Review of twin bridges road.
- 28 New drainage system. Better parking arrangements around the school and village shop. Better signage and restrictions for heavy vehicles using bridges.
- 29 Better public transport/nature reserve.
- 30 More off road parking especially for school drop-off and pick up on Sheldon Road.
- 31 A bypass around the village.
- 32 Better, more professionally run shop with a wider range of goods and longer opening hours. Fewer children brought into the village to school from outlying area by car each day. Too many cars parked by the school.
- 33 The village could probably cope with development of Turnfields, depending on extra resources for the school and a better bus service. The other sites would require major extra resources for the school and shop which would be unlikely to ever happen.
- 34 Turnfields and 42 Worminghall Road developments will increase traffic into and around the area – another access in would affect less people. No matter what happens now, within the next 10 years we will need more housing – so it would be better to look long term NOW. The easy development is Turnfields, but once this has been accepted, then all the fields North of it (i.e. Pound Ground and Worminghall Road) will likely gain permission. Why not make the developers put any access in from the main Ickford Road which will have less of a traffic impact on the village? Once the Turnfields development goes ahead, all the extra traffic will then have to come through the village.
- 35 Ditches to be cleared out

- 36 Mains gas, improved sewerage and surface water drainage, more reliable electricity supply. 20mph speed limit – no further street lighting.
- 37 Mains gas, improved sewerage and surface water drainage, more reliable electricity supply. 20mph speed limit – no further street lighting.
- 38 All too expensive for the council at this time. There would be damage to our ancient bridges – local roads require attention.
- 39 Better park facilities and money available to the school.
- 40 Improvement to the junction on the Shabbington Road (nearest to Shabbington).
- 41 Currently the pumping station sited on Church Road does not cope when there is excessive rainfall, leading to raw sewerage appearing in the road. This has lead previously to lorries being deployed to deal with this issue. The current road layout is insufficient.
- 42 Both clean and dirty water drainage needs to be improved and working. Thames Water says there are no problems, they should try living here watching sewerage bubbling up through the manhole covers. When questioned they said the clean water is leaking into the drains. But nothing has been done to stop that from happening.
- 43 Better public transport.
- 44 Better roads. Up grade sewage pipes. Better footpaths. Wider roads. More primary school classrooms and teachers.
- 45 New roads, drainage that doesn't flood outside the house every year, piped gas to the village.
- 46 Improve drainage.
- 47 The proposed developments should not go ahead.
- 48 All the above! Better public transport (reinstate bus link to Oxford) and more frequent service, drainage and sewerage improvements, cycle paths to A418 through Shabbington and Tiddington, and also to Worminghall, Waterperry and onto Wheatley.
- 49 Rural roads, not suitable for large traffic at bridges, near Waterstock turn, out of Ickford.
- 50 Improved bus service, more attempts to bring the village together with a social hub, road surface improved, drainage sorted out to ensure that all drains flow freely.
- 51 The flooding problem, sewer problem. Transport and bus services.
- 52 In terms of roads, there is nothing that can be done or which the village would want to be done. The access from Tiddington is via a 17<sup>th</sup> century bridge across a floodplain and is not designed for heavy traffic. This narrow access has protected our village from too much through traffic in the past. The bridge should not be augmented. It has once before been partially demolished by an oversized lorry trying to squeeze across it and I fear this would happen again with construction lorries trying to reach the sites, especially when unable to approach the village from Thame due to flooding. Should the unwise and unwelcome developments go ahead, the sewerage system would have to double in capacity and substantial flood defences and drainage systems would have to be installed in an attempt to protect the village from flooding. A regular and effective bus service would need to be reinstated to ease the amount

- of traffic through our quiet village and ferry children out to other schools. Public footpaths should be protected and preserved, not reduced to corridors of nettles between fences.
- 53
- Drainage.
  - New improved sewage network.
  - Generally my attitude is that I moved to a small village over 20 years ago that had a great heart and community. We are now classed as a 'medium' village. I believe that once one development is passed, others will follow and this village will be in danger of losing its community by becoming a 'large' village.
- 54 Gas supply.
- 55 Completely renewed drainage. Looking into improving the flood plain. Looking into not closing the sluice gates when the Thames water is high. Improved electricity as it goes off very often. Improved internet it is very slow.
- 56 New drainage system and pump station. Bus service.
- 57 Adequate drainage. Better access to the school – i.e. no parking on side or road. Make cars park in village hall car park and make this bigger.
- 58 Shops. Meeting spaces. School. More significant site review. Explicit consideration of knock on effect on secondary education.
- 59 Double yellow lines on Bridge Road/Sheldon Road junction.
- 60 The sewer systems are a must for improvement, but how could the river levels be decreased - a NO GO!
- 61 Improved bus service. If the development is off Turnfields, that access road will need improving.
- 62 Flooding must be considered.
- 63 It is essential that the surface water drainage system and the sewerage system are repaired and upgraded to cope with any increase in housing. An improved bus service would also be helpful.
- 64 As above, the drainage in the village. If the school is going to get bigger we need proper provision for parent car parking.
- 65 Drainage including sewerage. Roads. Bus service.
- 66 Hopefully more council tax will enable the Parish Council to do more to engage engineers to look at how best we can manage surface water.
- 67 Thorough investigation and solution for existing drainage problems. Additional shop, additional pub, GP surgery, road widening, new bridges, old people's home.
- 68 Guarantees that sewerage and drainage systems can cope. Additional playground equipment. Upgrade to existing tennis court in Village Hall grounds. Additional school recreational facilities. Additional classrooms will reduce playing area within the existing school boundary? High speed internet access alternatives to Gigaclear. Mains gas access
- 69 Nothing should be allowed to go ahead without improvements and increased capacity to the school first. A second shop would probably be necessary. Road calming measures to prevent speeding. Essential would be an improved bus service to Thame and Oxford. The reduction of the bus services in recent years, especially at morning school times, has increased the need for car travel substantially.

- 70 Restrictions need to be put into place to reduce the areas where you can park near the school and shop. It is often very difficult to travel through the village with cars parked on corners or opposite each other on Sheldon and Bridge Road. The village needs some dedicated parking areas in general and specifically for the new houses to ensure that roads are not blocked. The sewage system in the village cannot cope with the current houses during periods of heavy rain and it will not cope with additional housing – this all needs replacing/improving.
- 71 Improved road surfaces for all the roads out of the village. Improved drainage and sewerage system. Flooding is a regular event down the main roads through the village and something should be done to alleviate this. There are certain limitations to Ickford village in terms of access roads and this should be used to argue against the number of houses we are being asked to build in the village. This remains a small village, despite the AVDC classification as a medium village and the Parish Council should make sure they include this in their discussions about housing.
- 72 None. We do not want the village to increase to such a size where further amenities are needed.
- 73 Bus service, activities for young and old.
- 74 Better drainage. Improved traffic flow, especially at school start and end times. Bus service improvement or a good service to take people to Tiddington for the number 280 bus.
- 75 None will be needed if no houses are built. If we must end up having to have more buildings, it must only be at a minimum and definitely not exceeding AVDC's requirement of Ickford.
- 76 Pot holes repaired more quickly and yellow lines by the shop to stop people parking antisocially in a morning. More rubbish bins.
- 77 Sewerage insufficient now! School will not have enough capacity. Medical support struggling with current number of patients.
- 78 Priority – more frequent bus service, routing to Oxford and Aylesbury.
- 79 Traffic lights on bridges. Connect new development to Rocker Lane. Enlarge shop. More buses and to Oxford.
- 80 A complete new sewer system to prevent raw sewage coming out of manholes in Sheldon Road, as had happened in the past.
- 81 Completely new drains in Sheldon Road and Worminghall Road.
- 82 I would say none, but that's wishful thinking. Building will go ahead so the roads, water, sewers and maybe gas will all need upgrading but then you open the door to further building and expansion.
- 83
- sewage/flood improvement
  - street lights
  - road access
  - schooling.
- 84 Adequate access for traffic. Additional places in village school.
- 85 Flooding stopped/improved. Better parking area for the school and shop. Keep as much green as possible. Planting lots of trees etc.
- 86 Better sewage and drainage system.
- 87 Sewage and drainage. Roads/footpaths.



- 88 Improvement of the surrounding roads. All roads in and out of the village are in a very poor state. Increased traffic will cause more damage (not to mention construction traffic). Drains and sewers. As above. Public transport needs to be increased.
- 89 None.
- 90 Certainly no more 4/5 bedroom houses.
- 91 Improvement to state of roads.
- 92 There would have to be improvements to the surface water drainage and sewage, the Internet service, a gas supply, a bigger school and the parking arrangements on Sheldon Road which are already chaotic during school hours.
- 93 Sort out the sewage system.
- 94 Better drainage and better visibility at the road junction of Ickford Road and Sheldon Road.
- 95 Ickford is on the edge of a flood plain and cannot deal with surface and waste water – Thames Water continue to ignore the problem – unless this changes more houses using water will be disastrous.
- 96 Where to start? The reality is that the infrastructure has been neglected for years. Sewage and drainage need urgent attention, the power supply is not stable and mobile signals erratic. The roads are in a disastrous condition and it will not be long before there is a serious accident. None of these can cope with current demands and nothing is being done to improve them.
- 97 Regular bus services and traffic calming measures. Road width a concern especially by shop and school – not sure what can be done to ease parking except to have a proper car park on the recreation land to ease congestion.
- 98 New drainage, bigger school, bigger village hall.
- 99 Roads improved, better entrance/exit to new developments, sewage waste system modernised, electric grid system improved, possible gas supply installed. If none of these takes place then Ickford as a village will slowly become a run down dormitory area for Oxford, Thame and Aylesbury. The roads will become more in need of repair and the sewage problems will become worse.
- 100 Any affordable homes need to have the criteria for purchase clearly laid out, and only be available to Ickford residents who have lived in the village for a minimum of 5 years. The traffic management and congestion over the bridge in Bridge Road and in Shabbington need attention. An indoor swimming pool for the school/village to use.
- 101 None. Changes to the infrastructure raises the risk of triggering further development, to the further detriment of the village community.
- 102 Under no circumstances should the proposed developments be allowed. Traffic congestion around the shop and the school, with overcrowded roads over the two bridges and along Worminghall Road would result in unwarranted traffic accidents and destroy the character of this desirable little village.
- 103 Roads. Sewerage. Drainage.

- 104 I don't want to see the proposed housing developments going ahead. We need a lot more time to discuss this. It has been rushed through and the questions about why that happened need to be discussed before any decision is made about housing developments in our village.
- 105 Ensuring adequate parking, particularly for school. This would help with extra traffic through the village. If the school development goes ahead, this will lead to extra staff and more cars. The car park cannot cope now. When the carpark was built at the same time as the pre school building, two spaces in the car park were allocated for pre school workers, that does not happen now and during the day, it is gridlock with parked cars on the road, they need to make provision for staff and visitor parking during the day now and in the future.
- 106 Maintained roads. New pumping stations for the sewers.
- 107 None.
- 108 Mains gas. Turnfields will become dangerous if it is the only access road to any developments at the end of the road. The sewerage already struggles to cope with the existing houses. Any additional houses would affect the pipework further.
- 109 Upgrading of the drainage system, resurfacing of roads.
- 110 Thames Water to sort out flooding.
- 111 Upgrade to drainage and sewerage.
- 112 Sewage needs to be upgraded.
- 113 Upgrade of current sewage and foul water drainage. Implementation of flood prevention measures. Improvement to road system (already dangerous around Sheldon and Bridge Roads at peak school times). School would need to increase in size (planning permission already requested for 3 additional class rooms).
- 114 I just hope one of the developers will aid us in solving the surface water issues.
- 115 Road improvement. Flooding issues .The developer to help with cost of improvements needed for the village.
- 116 Upgraded utilities – all of them – considerable improvement to dealing with waste water especially for Church Road, Sheldon Road corner if 155 new homes are approved – all new large scale sites required to install grey water systems – broadband maybe BT need to get their act together and upgrade.
- 117 SEE AS ABOVE. IMPROVED PARKING FOR SCHOOL ACTIVITIES INCLUDING CHILDREN PARENTS DROP-OFF AND COLLECTING POINTS.
- 118 Replacement of sewerage system. Overhaul and improvement of drainage system.
- 119 Car park for all school traffic.
- 120 Access from Shabbington Road rather than close to the village. Buffer zone with landscaping behind Worminghall Road properties so the development does not impinge as much on views from back gardens. No streetlights.

## Annex 3.

### Formation of the Neighbourhood Plan Steering Group.

The Parish Council delegated the responsibility of producing a Neighbourhood Plan to one of the Council members and a request was put out to the whole village via the Ickford Informer ( the village newspaper which is delivered to every house in Ickford on a monthly basis) and via email for people to join a team. The aim was to have as many people involved in the project as possible who represented a broad cross-section of the village. In addition information, advice and support was sort from AVDC Planning Department.

The following is the February article in the Ickford Informer keeping everyone in the village abreast of the process:

#### ICKFORD NEIGHBOURHOOD PLAN (INP) – January update

As many of you will know by now ( I hope!) We are embarking on preparing a Neighbourhood Plan for Ickford. This plan will set out the policies in relation to the development and use of land within the Parish, and will be developed in accordance with the policies within AVDC and the views and opinions of YOU – i.e. residents of Ickford. Once it has successfully passed a referendum in the Village, it will be used by AVDC in making planning decisions – it is enforceable, and carries considerable weight in planning terms. A good plan will protect the Village going forward. So we need to consult widely with everyone. We have an excellent start given the Parish Council questionnaire undertaken last year. Long Crendon have recently approved their plan, and the Worminghall plan is nearing completion. A grant has been applied for to meet the costs, and expert advice.

We have now established an excellent group of volunteers to assist with the preparation of the INP, and have held two meetings – the first involving the Neighbourhood Plan Officer from AVDC who provided the team with an excellent briefing on the tasks and challenges ahead; and the second as a proper kick off meeting to start the process of allocating tasks and starting on the information gathering.

We are looking for more volunteers to join us – partially because we want as many people to be involved as possible, we want to be as representative of the community as we can be, and also because( as we probably by and large represent a more mature element of the village population) we need some youthful help with social media – Facebook, Twitter and Instagram in particular; so if anyone in the village would like to join us please do make contact with me.

One of the starting points of the INP is to analyse what we currently have within the Village, and also to try and update the 2011 census information so as to try and get a more accurate profile of our community. The INP team will shortly be knocking on doors, going from house to house to build this profile – for example analysing the existing housing stock by type, age, number of bedrooms, number of occupants etc. We have decided to undertake this part of the exercise this way, rather than by questionnaire, so that we can also engage with everyone in the village personally and explain what we are doing, why and answer any questions. Please do co-operate and assist with this as it will ultimately form a major part of the foundation of the INP.

Each member of the team will spearhead an element of the plan covering such areas as Heritage and the natural environment; flooding, sewerage and infrastructure generally; businesses, clubs and societies; Community facilities; Housing; transportation; liaison with neighbouring parishes etc. So all in all it promises to be a far reaching document which will we hope create a framework for the village for the next 25 years or so.

Our aim is not only to get as many involved as possible, but to keep everyone well informed throughout by regular updates in the Ickford Informer, social media and so on.

For more information or if you would like to help with this exciting project please contact me [martin.armitstead@gmail.com](mailto:martin.armitstead@gmail.com)

Martin Armitstead

## Annex 4.

### Presentation by AVDC Planning Department – January 2018.

Given to The NP Steering Group and a representative of the  
Ickford Parish Council

**From:** Buller, Stephanie [<mailto:sbuller@aylesburyvaledc.gov.uk>]  
**Sent:** Friday, November 3, 2017 2:50 PM  
**To:** 'Martin Armitstead'  
**Subject:** RE: ICKFORD - NEIGHBOURHOOD PLAN

Hi Martin,

A pleasure again to meet with you early and do discuss a potential Neighbourhood Plan for Ickford.  
Please see the attached documents to follow up from our meeting.  
Any further questions just let me know. Have a good weekend.

Kind Regards,  
Stephanie Buller  
Neighbourhood Planning Officer Aylesbury Vale District Council  
Forward Plans  
Community Fulfilment  
The Gateway  
Gatehouse Road  
Aylesbury  
HP19 8FF

Also available on line, I recommend the following resources;

The Quick Guide to Neighbourhood planning;  
<https://mycommunity.org.uk/wp-content/uploads/2016/08/Neighbourhood-Planning-Quick-Guide.pdf>

The governments planning practice guidance on neighbourhood planning -  
<https://www.gov.uk/guidance/neighbourhood-planning—2#key-stages-in-neighbourhood-planning>


The neighbourhood planning road map -  
<https://mycommunity.org.uk/wp-content/uploads/2016/08/NP-Roadmap-Pages-web.pdf>

Neighbourhood plan funding and technical support grants;  
<https://mycommunity.org.uk/take-action/neighbourhood-planning/support-grants/>

The first stage in the process would be for the parish council the Qualifying body to designate the  
Neighbourhood area – here is some useful guidance on this process works;  
<https://mycommunity.org.uk/wp-content/uploads/2016/08/How-to-designate-a-neighbourhood-area.pdf>

Kind Regards,  
Stephanie Buller  
Neighbourhood Planning Officer Aylesbury Vale District Council

## Slide One.



**A Neighbourhood Plan for Ickford?**

*Stephanie Buller, Neighbourhood Plans Officer*

*David Broadley, Senior Planning Officer*

## Slide Two.

### Aims for the evening

- Provide clarity on **what** Neighbourhood Plans are and the **process** of developing a Plan
- Understanding of the **resources** involved.
- By the end of the evening, be better **informed** and hopefully questions resolved so you can make your **decision** on what to do next.
- All **questions** at the end of this presentation.

## Slide Three.

### Quick Re-cap

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**Gives communities important new rights around local planning; allowing communities to decide:**

- ❑ **On the type (and to an extent the LEVEL) of development that you want**
- ❑ **The places where you want development - new homes, community facilities and employment**
- ❑ **What they should look like**
- ❑ **Set your own Affordable Housing and Car Parking policies**
- ❑ **Preserve local green spaces**
- ❑ **A legal planning document must be used when considering all future planning applications and appeals**

## Slide Four.

### The Good, The Bad, The Ugly

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<div style="background-color: #ffffcc; padding: 5px; text-align: center; font-weight: bold; margin-bottom: 5px;">IT CAN.....</div> <ul style="list-style-type: none"> <li>■ Use your <b>parish plan</b> as a starting point – if you don't have one start one first and then decide if you want to proceed with a NP.</li> <li>■ Fully <b>involve the community</b> in writing the plan and evidence</li> <li>■ <b>Go ahead</b> of VALP</li> <li>■ Choose your own <b>sites</b></li> <li>■ it can be as <b>complex or as simple</b> as the community wish</li> <li>■ The community have the <b>final say</b> in adopting the plan through a referendum</li> <li>■ it is <b>enforceable</b> and will be used by the AVDC in making planning decisions, once its successfully passed referendum</li> </ul>	<div style="background-color: #ffccff; padding: 5px; text-align: center; font-weight: bold; margin-bottom: 5px;">IT CAN'T.....</div> <ul style="list-style-type: none"> <li>■ <b>Look at non-Planning Issues</b> (leave that for your Parish Plan)</li> <li>■ <b>Not be in line with national and local planning policy</b></li> <li>■ <b>Avoid having an examination</b> and will need at least two stages of formal consultation on the plan itself</li> <li>■ <b>Avoid having an evidence base</b> and where required a sustainability appraisal</li> <li>■ <b>Avoid a referendum</b>, needing a majority vote</li> <li>■ <b>Just say no</b> to development!</li> <li>■ <b>Not be 'positive planning'</b></li> <li>■ <b>Get round any district shortfall</b> in '5 year housing land supply'</li> </ul>
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## Slide Five.

**DON'T PANIC!** (*Mr Mainwaring*)

- There's plenty of nationwide help & resources available

The image shows six 3D-style buttons arranged in two rows. The top row contains three buttons: 'AVDC' (green), 'LOCALITY' (green), and 'RTPi' (green). The bottom row contains three buttons: 'Planning Advisory Service' (tan), 'ACRE' (grey), and 'Princes-foundation' (white).

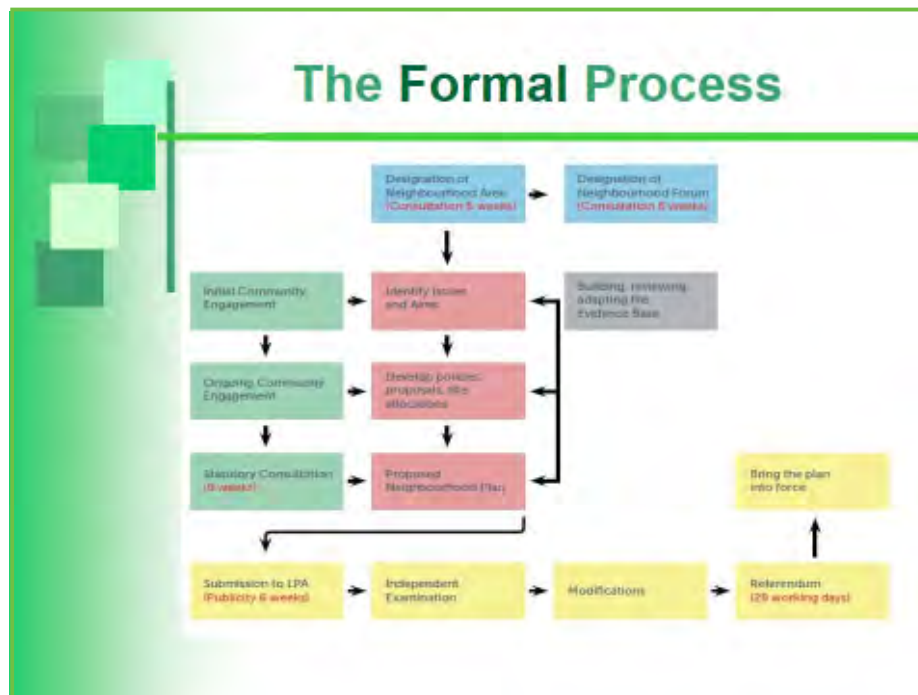
## Slide Six.

**RESOURCES.....Resources**  
.....resources

- Up to **£9,000** per neighbourhood plan from DCLG
- They typically take 2-3 years from inception to made
- You need to assemble a **NP team** - wider than the PC, a Steering Group and contact person
- AVDC can do some **constraints maps** a small number of large format printing for free – further copies charged
- AVDC provides **free** informal advice to NP groups
- You need to get in a consultant unless you have the personnel to produce the **documents** in the parish

The image features three icons: a welder working on a metal piece, an alarm clock, and a blue circle containing a white pound sterling symbol (£).

## Slide Seven.



## Slide Eight.

### First Steps

- **Area Designation**
- **This is the first formal stage to developing a neighbourhood plan**
- **See our helpful draft guidance note and an application for area designation example.**
- **Then what's next?**



## Slide Nine.

### Ideas For **Your** Neighbourhood Plan

- Go to your village plan and design statement – where would you like them to have ‘more **TEETH**’?
- **Hold a Community ‘brainstorming’ event (s)**
- Talk to other Parishes who have done it
- **GUIDANCE**>The best starting point for is ‘*RTPI notes and guides*’ and *Locality’s Roadmap*’





## Slide Ten.


### Case Studies

- Neighbourhood planning **nationally**
- Neighbourhood planning in the **district**

**Examples:**


- **Great Horwood**  
Site allocations & policy based plan
- **Quinton**  
Policy based plan only –  
No allocations

Great Horwood Parish  
Neighbourhood Plan 2014-2031  
Revised/Amended Version




Published by Great Horwood Parish Council under the Neighbourhood Planning (General) Regulations 2012 and in accordance with 2(7) Section 4 (2)(c) Chapter 12(1)

Quinton  
Neighbourhood  
Development Plan  
2015 – 2033  
Made available 21 October 2016




## Slide Eleven.



### Summary

- Aylesbury Vale leading the way on NPs
- AVDC supports plans
- Government **funding** still there !! c£9k
- But they aren't divorced from district-wide issues
- They build community action
- They take time 2-3 years is not uncommon
- Usually need a consultant to **produce**
- NPs need to be thorough – they are examined...
- Must be generally supported by the community to pass referendum and keep objections to minimum

## Slide Twelve.



### HAND OUT References

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## Slide Thirteen.

### HANDOUT - Further information

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**Policy and advice**

National Planning Policy Framework – [planningguidance.communities.gov.uk/blog/policy](http://planningguidance.communities.gov.uk/blog/policy)  
 National Planning Practice Guidance – [planningguidance.communities.gov.uk](http://planningguidance.communities.gov.uk)  
 My Community – [mycommunity.org.uk](http://mycommunity.org.uk)  
 Placecheck – [placecheck.info](http://placecheck.info)  
 Historic Environment Local Management – [helm.org.uk](http://helm.org.uk)  
 Building for Life 12 – [designcouncil.org.uk/resources/guide/building-life-12-third-edition](http://designcouncil.org.uk/resources/guide/building-life-12-third-edition)

**Organisations**

Locality – [locality.org.uk](http://locality.org.uk)  
 Urban Vision Enterprise CIC – [uvns.org](http://uvns.org)  
 Civic Voice – [civicvoice.org.uk](http://civicvoice.org.uk)  
 Community Matters – [communitymatters.org.uk](http://communitymatters.org.uk)  
 The Planning Portal – [planningportal.gov.uk](http://planningportal.gov.uk)  
 RTPi/Planning Aid – [rtpi.org.uk/planningaid](http://rtpi.org.uk/planningaid)  
 Institute of Historic Building Conservation – [ihbc.org.uk](http://ihbc.org.uk)  
 Design Council CABE – [designcouncil.org.uk/our-work/cabe](http://designcouncil.org.uk/our-work/cabe)  
 Historic England – [historicengland.org.uk](http://historicengland.org.uk)  
 Natural England – [naturalengland.org.uk](http://naturalengland.org.uk)  
 National Planning Forum – [natplanforum.org.uk](http://natplanforum.org.uk)  
 Historic Towns Forum – [historictownsforum.org.uk](http://historictownsforum.org.uk)  
 National Association of Local Councils – [nalc.org.uk](http://nalc.org.uk)  
 Campaign for the Protection of Rural England – [cpre.org.uk](http://cpre.org.uk)  
 National Council of Voluntary Organisations – [ncvo-vol.org.uk](http://ncvo-vol.org.uk)  
 The Environment Agency – [environment-agency.gov.uk](http://environment-agency.gov.uk)  
 Planning Advisory Service – [pas.gov.uk](http://pas.gov.uk)  
 The Glass-House – [theglasshouse.org.uk](http://theglasshouse.org.uk)  
 Communityplanning.net – [communityplanning.net](http://communityplanning.net)  
 Princes Foundation for Building Community – [princes-foundation.org](http://princes-foundation.org)  
 Action with Communities in Rural England – [acre.org.uk](http://acre.org.uk)

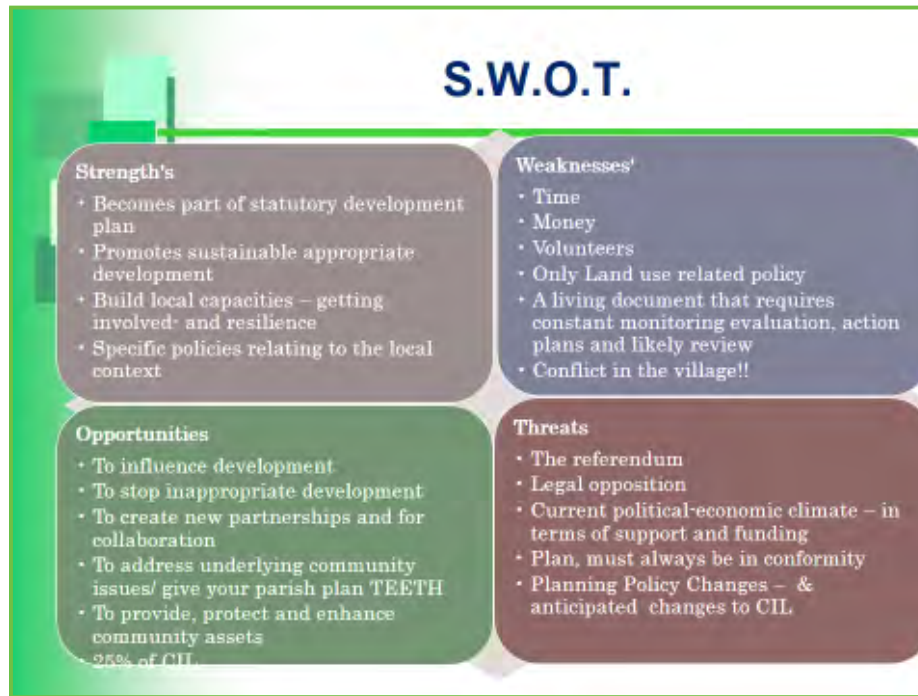
## Slide Fourteen.

### HANDOUT - Useful links

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- **Locality** - [www.locality.org.uk](http://www.locality.org.uk)
- **The Royal Town Planning Institute/Planning Aid England** – [www.rtpi.org.uk/planningaid](http://www.rtpi.org.uk/planningaid)
- **Community Impact Bucks** - [www.communityimpactbucks.org.uk/pages/neighbourhood-planning-support-package](http://www.communityimpactbucks.org.uk/pages/neighbourhood-planning-support-package)
- **Community Development Foundation** - [www.cdf.org.uk/](http://www.cdf.org.uk/)
- **Rural Services Network** have put together a selection of key datasets from the Census 2011 and ASHE that may provide useful facts and figures in producing Neighbourhood Plans. These datasets can be found at - [www.rsnonline.org.uk/observatory/neighbourhood-planning](http://www.rsnonline.org.uk/observatory/neighbourhood-planning)

## Slide Fifteen.



## Annex 5.

### Consultation with neighbouring parishes – January 2018.

All adjoining parishes were contacted to ascertain their views on our plan but also to ascertain if they would like to collaborate or offer advice or support.

On 17 Jan 2018, at 11:14, Gillian Jermy <[gillian.jermy@btinternet.com](mailto:gillian.jermy@btinternet.com)> wrote

Dear Sir/Madam,

I am writing to you as a resident of the neighbouring village of Ickford and as a member of a steering group who are just beginning to try and put together a Neighbourhood Plan for the village. Although we come under Aylesbury Vale DC, rather than South Oxfordshire, the Neighbourhood Plans Officer for AVDC has advised us to contact all our neighbouring Parishes to see if there are any issues that might affect Ickford and indeed the reverse, if there is anything in Ickford about which you may have concerns. This project has been initiated as a result of the three applications for quite substantial housing development in Ickford which are currently being considered by AVDC, obviously too later to have much influence on them but better late than never.

I can see from your website that Waterperry published a very comprehensive Village Plan in 2014. Could you tell me if this the same thing as a Neighbourhood plan? We are pursuing what seems to be entitled a Neighbourhood Plan as we understand it actually has some legal weight in influencing the council planning department. May I ask did you undertake all the work for the plan yourselves or did you employ a consultant, as seems to be the case for some neighbourhoods. Any advice you could give us would be very gratefully received, particularly how to gather evidence and engage the whole community effectively.

If the Parish Council has no issues around this, that is absolutely fine but if there are any things they would like to discuss, please feel free to do so or to put me in contact with any interested parties. This project is being carried out in collaboration with our Parish Council, one of whose members is on the steering group, but we are trying to divide up the tasks among us, hence the contact from me rather than them.

Many thanks and best wishes,  
Gillian Jermy

Dear Gillian,

Sorry for the late response to your email.

Waterperry produced a Village Plan in 2014, which was not a Neighbourhood Plan. We have been considering doing a Neighbourhood Plan, but have come stuck due to the lack of any potential parishioner involvement. Even with the prospect of OxCams (Oxford to Cambridge Expressway [in effect a dual carriageway or motorway]) via Aylesbury (one option) coming close to Waterperry Village, and also potentially very close to your village, this has not seen anyone coming forward. We have been told a Neighbourhood Plan could give weight to prevent it coming near our villages although, as with your housing developments, probably a little late. Another advantage of a Neighbourhood Plan is that the Parish Council would get 25% of all CIL paid on housing developments, whereas without one it is 15% and capped to a yearly maximum based on the number of properties paying council tax so could be substantially less than 15%.

Personally from the knowledge I have, I would suggest you go straight for a Neighbourhood Plan, where grants can easily be claimed to cover some, if not all, of the costs. Hopefully, your parishioners would get involved and help in this process. Worminghall are progressing a Neighbourhood Plan, so would be best to consult with them.

We are not aware of anything in Waterperry that may affect Ickford. However, a planning application for 500 houses (could end up being more) on the Brookes Site in Holton (Wheatley) is currently in. Brookes will be moving out within the next few years and plan to sell the land for as much as they can via housing development. Link to SODC Planning Application within Holton Parish is <http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P17/S4254/O>. Entrances to this development would be on the Waterperry Road at Holton (as currently, which goes to Waterperry and then Worminghall) and by the A40 Exit into Wheatley/Holton. This planning application is in addition to the houses currently being built in Wheatley on the other side of the A40 near the Doctor's Surgery.

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

Kind regards,

Adrian Cave

Clerk to Waterperry [with Thomley] Parish Council

## Other parishes bordering Ickford.

### In Bucks - Aylesbury Vale:

<b>Shabbington</b>	<a href="mailto:clerk@shabbington.co.uk">clerk@shabbington.co.uk</a>	No plan, do not feel it necessary in view of VALP
<b>Worminghall</b>	<a href="mailto:WorminghallNP@gmail.com">WorminghallNP@gmail.com</a>	Sally Chapman consultant, consultation closed 17.11.17
<b>Oakley</b>	<a href="mailto:oakleyparishcouncil@yahoo.co.uk">oakleyparishcouncil@yahoo.co.uk</a>	No reply
<b>Long Crendon</b>	<a href="mailto:longcrendonpc@btinternet.com">longcrendonpc@btinternet.com</a>	rCOH Ltd consultants. NDP accepted 5.10.17

### In Oxfordshire - South Oxfordshire:

<b>Tiddington with Albury</b>	<a href="mailto:kennethpoyser@gmail.com">kennethpoyser@gmail.com</a>	John Savell Chairman PC 01844 338078 Registered area in Nov 2017. Feel they do not need a consultant. Will let us have a copy of their questionnaire when confirmed
<b>Waterperry with Thomley</b>	<a href="mailto:mail@waterperry.org">mail@waterperry.org</a>	Very comprehensive reply from chairman of PC. Village community-led plan published in August 2014. No enthusiasm among parishioners to take on task of developing their own NDP. Worried about impact of housing developments in Wheatley, especially Oxford Brookes site, and now Oxford Cambridge Expressway.

## Annex 6.

# Confirmation of Ickford Area Designation – February 2018.

### AYLESBURY VALE DISTRICT COUNCIL

#### Planning Policy

Please ask for: Stephanie Buller  
Direct Line: 01296 585461  
Switchboard: 01296 585858  
Text Relay: prefix telephone number with 18001  
Email: [sbuller@aylesburyvaledc.gov.uk](mailto:sbuller@aylesburyvaledc.gov.uk)  
Our Ref: 03/04/neighbourhood planning  
Your Ref:

Date 23/02/2018



PLEASE FORWARD TO MEMBERS OF THE NEIGHBOURHOOD PLANNING TEAM

Dear Martin Armitstead,

This is a formal notification that the Ickford Neighbourhood Area has been agreed by AVDC. The parish is now designated as a Neighbourhood Area, which allows you to submit a Neighbourhood Development Plan to AVDC for the publicity consultation and an examination to be undertaken. Should you decide to amend the neighbourhood area boundary, the consultation process will need to be undertaken again.

Kind regards



Stephanie Buller

Neighbourhood Planning Officer (Forward Plans)  
Community Fulfilment 01296 525 461

The Gateway Gatehouse Road Aylesbury Bucks HP19 8FF  
DX 4130 Aylesbury 1 [www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk)





## Annex 7.

### March 2018 edition of the Ickford Informer.

The following is the article in the March edition of the Ickford Informer. This newspaper is delivered to every house in the village thus keeping the whole village abreast of current developments and giving all residents the opportunity to join the steering group.



#### ICKFORD NEIGHBOURHOOD PLAN (INP) – February update

The Neighbourhood Plan group met again this month, and were delighted to welcome two new members - Tim Howard and Alan Perkins, bringing the number in the team up to 10. Tim has kindly agreed to take on the major role of helping with the website and social media so we can keep you all informed of the progress we are making, and for you to provide comment and input, in due course, on the plan and any proposed policies that are recommended to support it.

We have been successful in our grant application, which has given us some funding to progress the first stage, and we have engaged Sally Chapman as a consultant to the group. Sally is a town planner herself, and has been very active (and is therefore very experienced in) a number of Neighbourhood plans including Wing and more recently Worminghall. Sally joined our last meeting and is already steering us in the right direction. We have also been successful in getting the Parish formally designated by AVDC as a Neighbourhood Planning Area.

We hope the plan itself will be quite straight forward, but we need to consider many issues the village faces (such as flooding and traffic), as well as those around the conservation areas, heritage buildings, and development needs and areas. I mentioned in the last update the first stage is 'evidence' gathering and it is intended to do an 'audit' of the housing stock within the village, and this should commence soon with the intent that we complete it by the end of March. Consequently, members of the group will be calling on every house in the village with a short survey for each household to complete. This can be completed straight away with us or can be left with you but we do ask that it is returned to us quickly. It's also an opportunity for the team to meet face to face with everyone and explain our aims and hear your views and concerns, so these can also be taken into account as we move forward. From the evidence we will then set our clear objectives, and these will help to determine the policies we put forward in a consultative way to everyone in the village.

We have also identified that as we move into the preparation of the plan it would be beneficial to have a graphic designer in the team, so if there is anyone in the village with these skills that would like to join us please let me know.


For more information or if you would like to help with this exciting project please contact me

## Annex 8.

### Follow up consultation questionnaire by the Neighbourhood Plan – Steering Group March 2018.

One of the starting points for the INP was to analyse what the village currently had in terms of housing stock and the profile of villagers. This was to be obtained by face to face discussions with residents’ views on, not only, housing but also how they would like the village to develop. By knocking on the door of every property the idea was to engage with everyone in the village. This questionnaire was factual about properties and inhabitants but then totally open ended about views for the future. There was no mention of further housing development on purpose so that we could be 100% sure that there were no leading questions.

### Ickford Neighbourhood Plan Resident Survey



We would be extremely grateful if you would complete the following questionnaire to help produce a representative Neighbourhood Plan for Ickford.

1. Road name ..... House name or number .....
2. The property is: *Please circle as appropriate*

Detached	Semi-detached	Terraced
----------	---------------	----------
3. The property is a: *Please circle as appropriate*

House	Bungalow	Chalet bungalow	Flat
-------	----------	-----------------	------
4. The property is used for: *Please circle as many as appropriate*

Residential purposes	Shop	Farm	Other business purposes
----------------------	------	------	-------------------------

5. The property has: *Please circle as many as appropriate*

A garage      Car Port      Off-road parking      No off-road parking

6. The number of cars at the property is: *Please circle as appropriate*

0      1      2      3      4      5+

7. The property age is (approx years): *Please circle as appropriate*

10 or less      11-25      26-50      51-75      76-100      101-200      201-300      301+

8. The number of bedrooms is: *Please circle as appropriate*

1      2      3      4      5      6      7+

**(if you have an annex please include the number of bedrooms in this as well)**

9. The number of residents is : *Please circle as appropriate*

1      2      3      4      5      6      7+

10. The ages of the residents are: *Please write the number of people in each age group*

0-4	.....
5-11	.....
12-18	.....
19-30	.....
31-50	.....
51-65	.....
65+	.....

Finally, please tell us:

How many years have you lived in this house?      How many years have you lived in the village in total?

Do any members of your household principally work from home?

What is the most important thing to you about our village?

What would you most like to see in our village?

## Annex 9.

### April 2018 edition of the Ickford Informer.

The following is the article in the April edition of the Ickford Informer. This newspaper is delivered to every house in the village thus keeping the whole village abreast of current developments and giving all residents the opportunity to join the steering group.



We continue to make progress! We have been joined by two more villagers, and welcome Alan Hudson and David Connell into the team. David has been very active in producing our 'logo' seen at the top of the page here, and is developing our website [www.visionforickford.co.uk](http://www.visionforickford.co.uk) which we hope to have live by early April.

We initially had intended to collect e-mail addresses and use these to update everyone on our progress and results of the ongoing survey, but with the forthcoming and more stringent data protection laws coming in, have decided that having our own website for this is more productive. Please remember that preparing the Neighbourhood Plan is going to be a long process, and will involve a lot of consultation with you all, before it can finally be adopted.

The questionnaires are now being distributed around the village, and many thanks to those of you that both piloted these and have already completed them. We are using the data to supplement information which is already available through sources such as the electoral roll, AVDC and other web sources, to build the profile of the village. Alan Perkins has been doing a sterling job in compiling the data base and already it is throwing up a lot of interesting points. More about this in future updates.

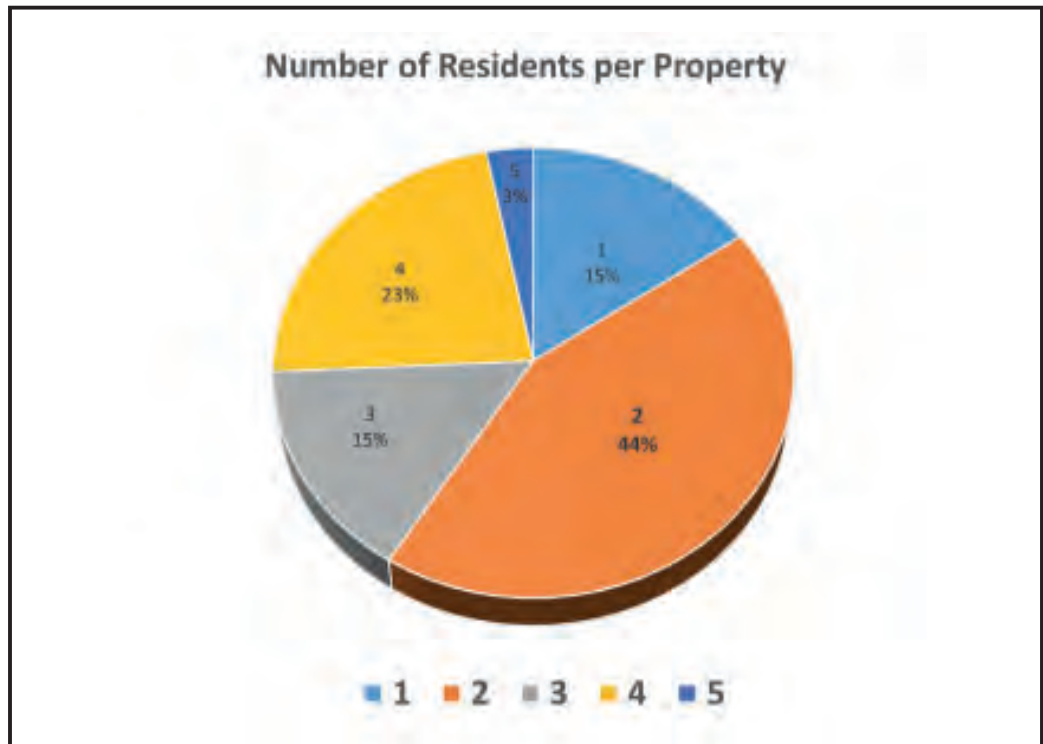
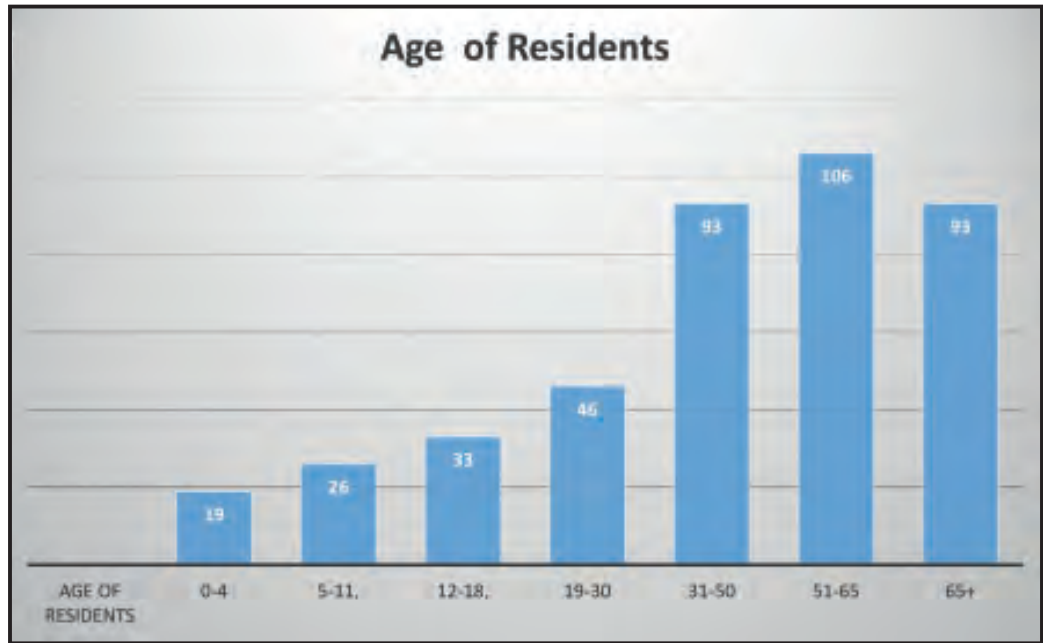
Having myself knocked on many doors with Jan Jones, it is heartwarming to see such an enthusiasm and interest in the responses from Ickfordians, and for the project to be getting so much discussion. I also want to thank all the team, not all mentioned here, for their commitment and time as volunteers.

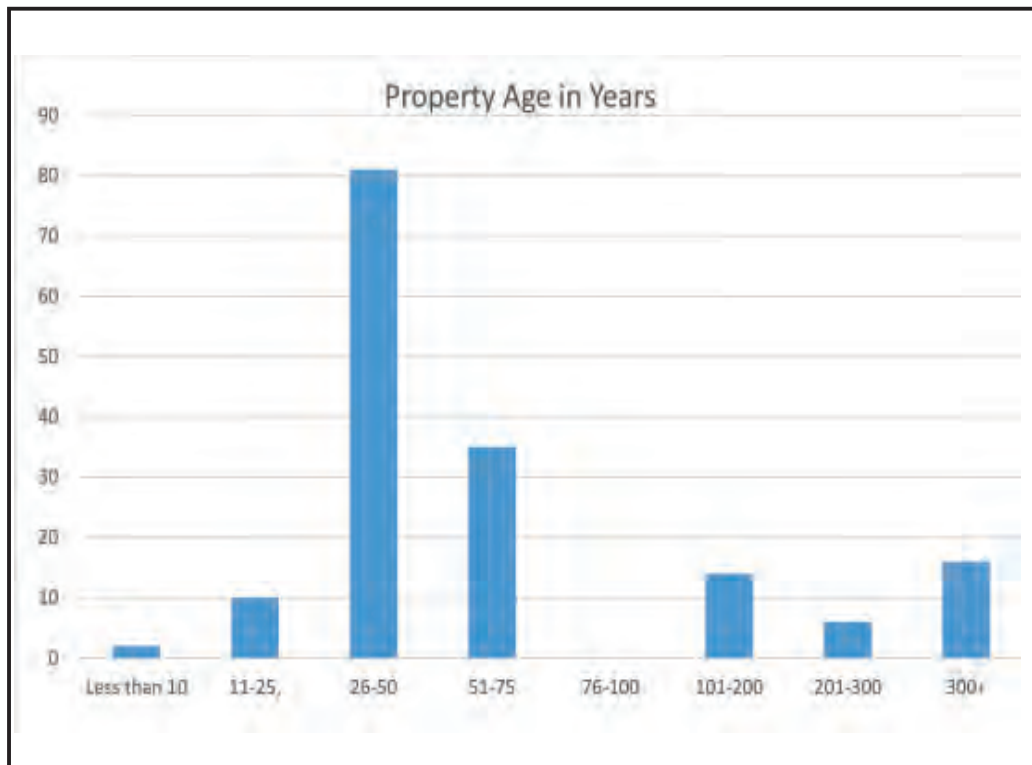
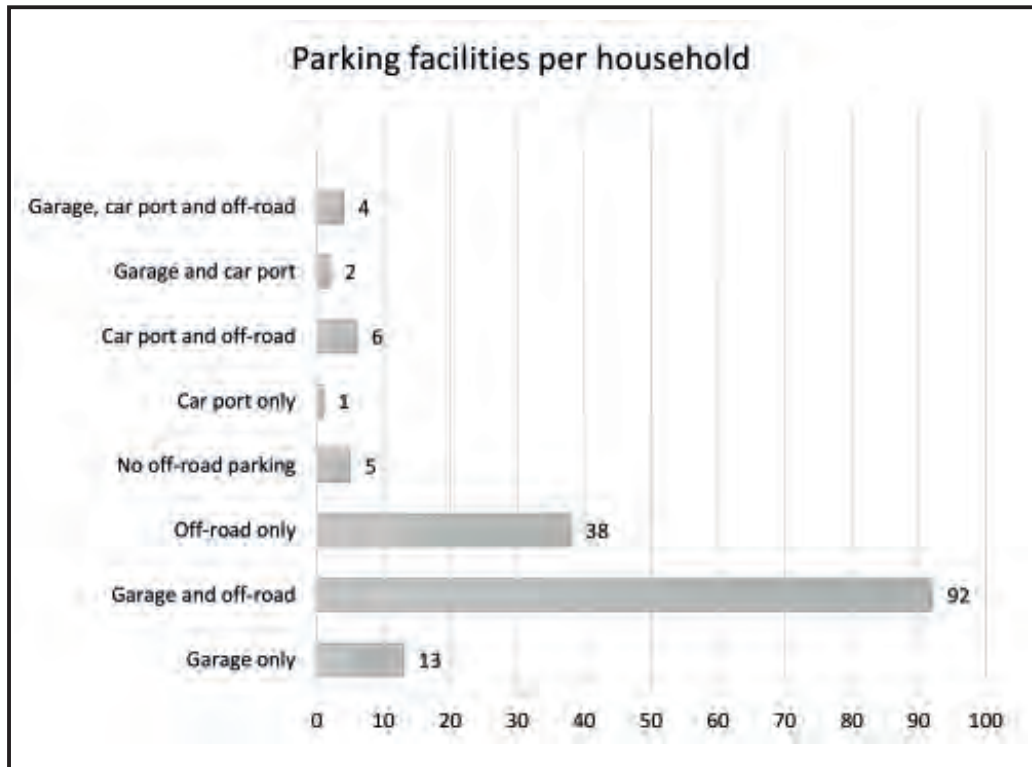
Sally Chapman our planning consultant said to me recently 'it is one of the best teams I have come across'. No pressure there then!

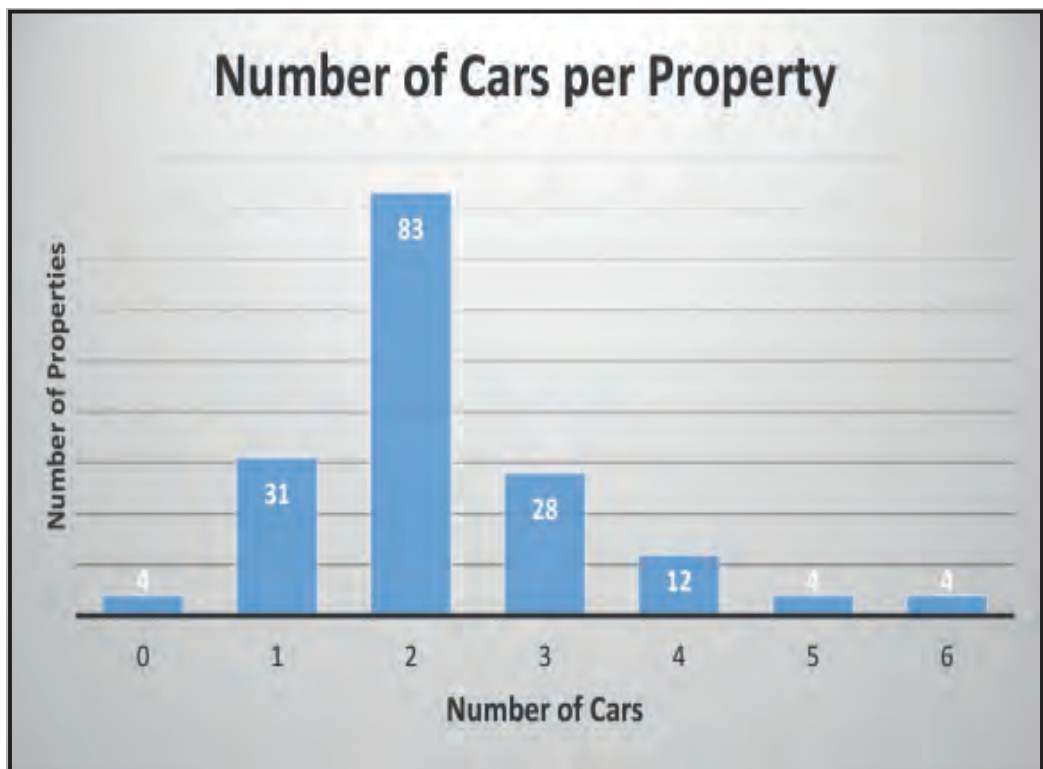
## Annex 10.

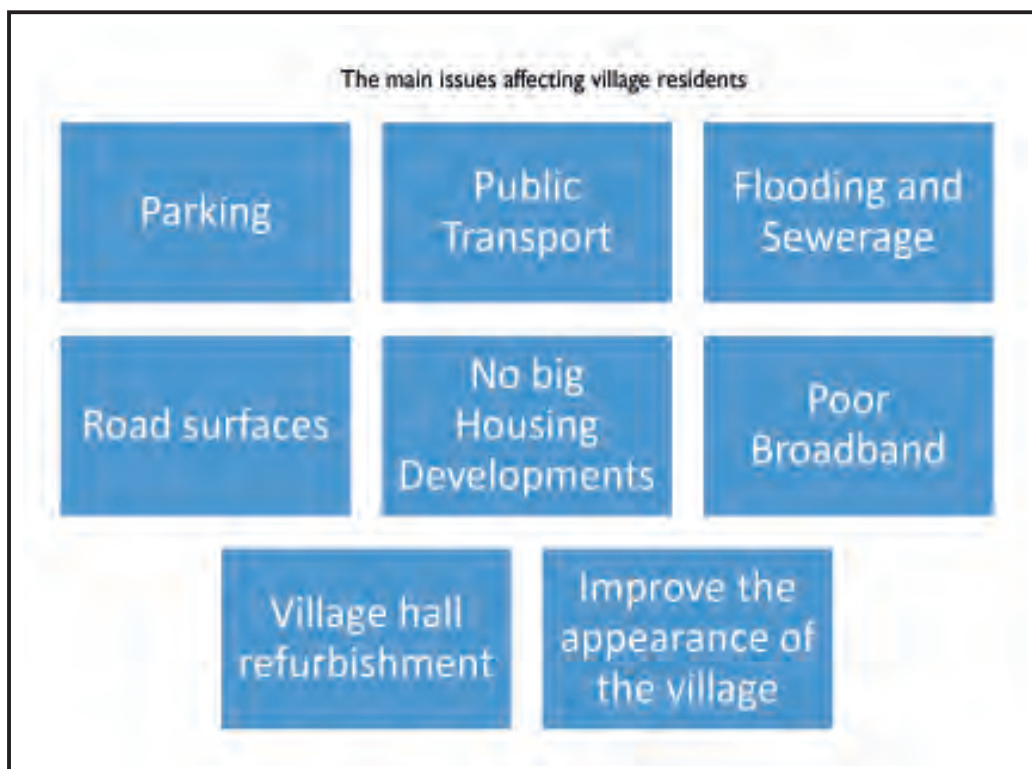
### Results of the follow up consultation questionnaire April 2018.

The following graphs show the results of the questionnaire; just over 70% of houses returned their questionnaires which represents a highly significant proportion of the population of the village.











## Residents' ideas for the future of the village



## Annex 11.

### Headline analysis of the questionnaire findings.

These results represent the views and information from the **70%** of villagers who have returned their questionnaires (so far)

- Age of residents in years
 

Median age for Ickford:	49
Median age for Thame:	46
Median age for AV:	40
Median age for UK	39

This probably only tells us what we already knew but it is significant.

- Mean number of residents per property      2.5 (UK 2.3)
- Mean number of cars per property            2.3 (UK 1.2)
- Mean number of bedrooms                      3.4 (UK 2.9)

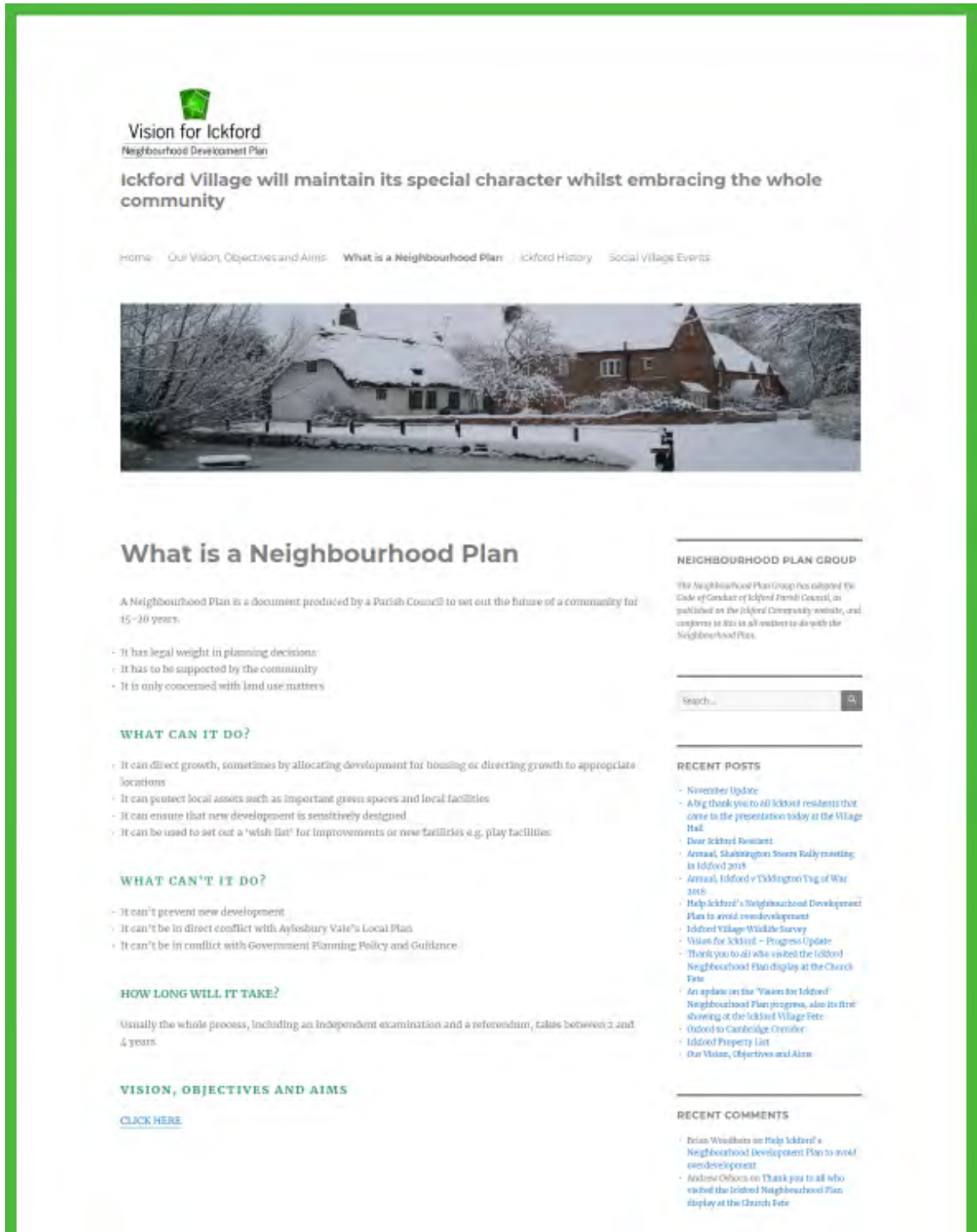
Ratio of: number of residents v age v number of cars is out of kilter and implies the need for more low price, 'affordable' housing is required to balance the village. School Close model is interesting. In addition the sort of housing is totally opposite to the general trend – few flats, many 4/5 bedroom houses. Only 17% of properties have 1 or 2 bedrooms.

- 23% of households in the village have at least one resident who works from home. On average this is 3 days per week, but the range is large.

## Annex 12.

### Launch of the Neighbourhood Plan website – [www.visionforickford.co.uk](http://www.visionforickford.co.uk)

The website has been updated at least 14 times to date ensuring that the information it contains is up to date. It is updated following any new progress and information collected.



## Annex 13.

### May 2018 edition of Ickford Informer.



**OUR VISION** – *In 15 years time, Ickford will have remained an independent and distinctive community comprising both Ickford and Little Ickford, conserving and enhancing its rich architectural and environmental heritage for the benefit of villagers and for future generations.*

We continue to make good progress with the Neighbourhood Plan. Just as a reminder the Neighbourhood Plan establishes a vision of our Parish in 2033 and sets out a number of objectives through which we will achieve the Plan. The Vision and Objectives should reflect, among other things, the issues raised during consultations with the villagers of Ickford. The consultations through the questionnaires that were distributed is going well, with over 50% of households responding. If you have not returned your questionnaire it is not too late to drop it into Jan Jones at 1 Church Road. Members of the team will be on hand at the Church Fete on Monday 28th May, where we will have a display presenting the results of the questionnaire and other information about the Neighbourhood Plan, and to answer questions and take your thoughts and views. So do come and see us there.

## Annex 14.

### First Consultation Event: Ickford Church Fete – May 2018.

The Church Fete is a well attended, annual event; it attracts village residents as well as visitors from the surrounding area. Display boards showed evidence and local information gathered by the NP Steering Group including flooding, history and development of the village, biodiversity, information about the listed buildings and Conservation Area and population statistics. The results of the questionnaire were fed back in an easily accessible graphic form.

86 people visited our display during the afternoon. This was an excellent opportunity to engage villagers with the process, talk to new residents who hadn't felt equipped to answer the questionnaire, take further ideas and comments as well as find out more information about the village and surrounding land. The response from visitors to the stand was positive, informative and offered further insight into the views and hopes of residents.



## Annex 15.

### Further feedback from the questionnaire and the Church Fete via June 2018 edition of Ickford Informer.



Thank you to all of you that visited the Neighbourhood Plan display at the Church Fete. Over 80 people stopped by, we had some excellent interest and feedback, and were also able to fill some of the gaps in our information gathering.

A copy of the full presentation is now on our website, and there are some fascinating statistics and views of the village therein. For example from the questionnaire returns we have on average 2.9 cars per household against a national average of 1.2; we have on average 2.5 residents per property, but 3.4 bedrooms ( against a national average of 2.3 and 2.9 respectively); and on average residents have lived in the village for 16.5 years – the longest living resident in the village we have found, has lived here for 79 years! Questionnaires – over 70% of households have now returned the questionnaires, so the participation is excellent.

If you still have not returned your questionnaire please do so by dropping it into Jan Jones at 1 Church Road. If you have lost yours and need another copy please e-mail [info@visionforickford.co.uk](mailto:info@visionforickford.co.uk) or call me on 07768 114020. Wildlife survey. As part of the NP we will be undertaking a survey of the wildlife in the village – reptiles and amphibians, butterflies, bats, mammals, native and migrant birds, and your help is needed to record sightings. Chris Sandham is heading up this initiative, and would love to hear from you if you can help.

I am assured no experience is necessary, just a keen eye and some enthusiasm! If you or any member of your family would like to help then please contact Chris on [sandhamchris@icloud.com](mailto:sandhamchris@icloud.com) or on 339586. Harry Butler and the Photographic Club are all helping us with photos of the village and surrounds, but we are also trying to get hold of any historic photos, pictures or prints of the village and past residents. Do you have any? If so may we scan copy them? Please email me on [info@visionforickford.co.uk](mailto:info@visionforickford.co.uk)

Martin Armitstead

## Annex 16.

### On-going consultation with village associations and groups.

Many of the Steering Group are associated with/members of local groups in the village thus updating them and engendering further discussion on a regular basis.

**Rendezvous Cafe at the Church** - Chris Sandham (SG) goes to the and he keeps people there informed.

**Village Hall** – Martin (SG Chair) sees Will frequently and updates him

**Village Shop Association** – Martin sees Paul Farrell regularly and updates him. The village shop has been closed for several month but is now re-opening, it will be a further opportunity to inform residents of our progress and advertise consultation events

**Friends of St Nicholas (village church)** – Peter Jordain gets the updates from the Parish Council Meetings as he is a member of the Council

The following is a quote from Parish Council minutes:

*‘a representative of the Vision for Ickford committee, Martin Armitstead, gives regular updates on progress but your ideas are always welcome ‘*

**WI** – Key members are on the Parish Council

**Village Pavilion** – Louise Arnold is a member of the Parish Council

**Rising Sun** – The landlady of the Rising Sun (village pub) attended the Village Hall event.

## Annex 17.

### Ickford Wildlife Survey.

#### In line with Plan objectives,

Ickford residents have taken part in a Wildlife Survey. Also we have sourced other published data, for example, the Thame & Chiltern Bird Atlas distribution survey and that of the British Butterfly Conservation. This has strengthened our evidence base for some of our policies relating to Ickford's biodiversity.

32 questionnaires have been analysed providing the following data:

#### Birds

46 species were identified and certain conclusions can be drawn:

- The wetland environment and its preservation is very important with evidence of a broad number of species attracted to this special habitat. 17 species associated with the habitat were identified with the endangered Curlew, seen by 21% of respondents and 43% reported seeing the Heron.
- Within the Village area interesting sightings included:

Barn Owl	(50%),
Raven	(29%) and
Red Kite	(80%).

In fact, encouragingly, 7 different raptor species were reported. However, Little Owl and Sky Lark, both common 20 years ago, were not reported.

The extent of the raptor population tends to signify that a healthy small mammal population is present in our location.

#### Mammals

Respondents recorded 18 different mammal species in the area which is encouraging. Pleasing were the reports of;

Hedgehogs	(50%)
Muntjac	(80%) – a recent addition to the locality, and
Badger	(64%).

There were plenty of reports of a range of small mammals. The Rabbit population appears to be widespread but low sightings of Hare suggest a declining population. There were reports of:



Bat sightings by 64% respondents.

A total of 15 different mammals have been reported. Conclusions to be drawn:

- The relatively healthy Hedgehog population is pleasing. To maintain this we need to ensure that green areas and hedgerows are maintained and preserved. Hedgehogs and other small mammals need connectivity as they require the ability to hunt for food and to breed. It is well known that several mammal species are highly dependent on the maintenance of connectivity pathways to enable them to range. Therefore we must guard these areas and new building developments must demonstrate their commitment to enhancing connectivity, hedgerows, green spaces and tree planting.
- Nationally, species such as Hedgehogs, Hares and Bats are listed as endangered and, whilst the reporting of these in our Village is encouraging, ongoing monitoring of the health of our mammal population is essential. We should therefore commit to running further surveys every three years.

### Reptiles and Amphibians

Again, the Village habitat is conducive to Amphibians with widespread reporting of Frogs and Toads. Encouraging was the existence of Grass Snakes (43%). Slow Worms were also sighted.

The Great Crested Newt is also known to exist in the Village.

### Butterflies and Insects

Across the locality, 36 different Butterflies have been reported by both survey respondents and by the Bucks, Berks & Oxon Butterfly study. Whilst annual distribution of Butterflies varies from year to year, this breadth of species is good news.

It has been difficult to obtain specific data on our Moth distribution and further study is required. However, 80% of respondents reported seeing Moths. Other common insects were widely reported.

The Honey Bee (100%),  
Bumble Bee (79%)

and, notably, 36% reported seeing Stag Beetles.

Two types of Dragonfly were spotted with

Common Dragonfly (71%).

The extent of insect variety and distribution is a key factor in measuring a healthy Biodiversity status in an area. Birds, some Mammals and Insects are highly dependent on extensive insect populations. This requires an extensive range of habitats - wet areas, grasslands, hedgerows and trees. Without these features, our overall species diversity would decline. Therefore every part of our Village maintenance, development and further enhancement must give this priority.

### Survey - General Situation

Whilst the data from our Survey and others is reasonably encouraging, we know that nationally we are faced with a rapidly emerging set of challenges concerning Biodiversity. In fact the

Government has now published a 25-Year Environmental Plan which sets out a comprehensive long-term approach to protect and enhance our environment and biodiversity. Ickford is not isolated from these challenges and so the pursuit of our objectives and policies is essential and in line with Government Policy.

It is apparent that the biggest single factor affecting our local wildlife population now is the rapid reduction and fragmentation of suitable habitat in our over-developed landscape. This is not only about housing and infrastructure development but also the loss of hedges, woodlands and flower diversity. For example, almost all plants that Butterflies might use as food plants have gone.

Therefore our determination behind our Plan must be to arrest this decline and take positive steps to enhance our fauna and flora. Our Vision and Objectives in the Ickford NDP reflect this.



## Annex 18.

### Two members of the Steering Group attended a Government full day seminar to update their knowledge.



Dear Martin,

Thank you for registering for the Westminster Briefing event entitled “*Neighbourhood Planning: Policy and Practice*” that will place on Thursday, 13th September 2018.

We have the following details for you in our records:

**Registration  
Contact's  
details**

**Martin Armitstead**

email2	martin.armitstead@gmail.com
Position	Chair - Ickford Neighbourhood Plan
Work Telephone No.	07768114020
How did you find out about this event	Email
Contact name (if applicable)	Martin Armitstead
Company	Ickford Parish Council
Address Line 1	c/o 43 Worminghall Road
Address Line 2	Ickford
Town	Bucks
Postcode	HP189JB
Country	United Kingdom
Terms and Conditions	Yes
Requisition/purchase number	
WB Discount Code	
First Reading Email	No

**Delegate 1:****Martin Armitstead**

email2	martin.armitstead@gmail.com
Position	Chair - Ickford Neighbourhood Plan
Company	Ickford Parish Council
Address Line 1	c/o 43 Worminghall Road
Address Line 2	Ickford
Town	Bucks
Postcode	HP189JB
Work Telephone No.	07768114020
WB Planning	Town or Parish Council, Not for Profit (£195 for 1 place, £145 each for 2+ places)

**Delegate 2:****Jan Jones**

email2	Janetonly9@outlook.com
Position	Ickford Neighbourhood Plan
Company	Ickford Parish Council
Address Line 1	1 Bridge Road
Address Line 2	Ickford
Town	Bucks
Postcode	HP189HY
Work Telephone No.	07968350822
WB Planning	Town or Parish Council, Not for Profit (£195 for 1 place, £145 each for 2+ places)

## Annex 19.

### The second Consultation Event held in the Village Hall – September 2018.

#### Postcard advertising

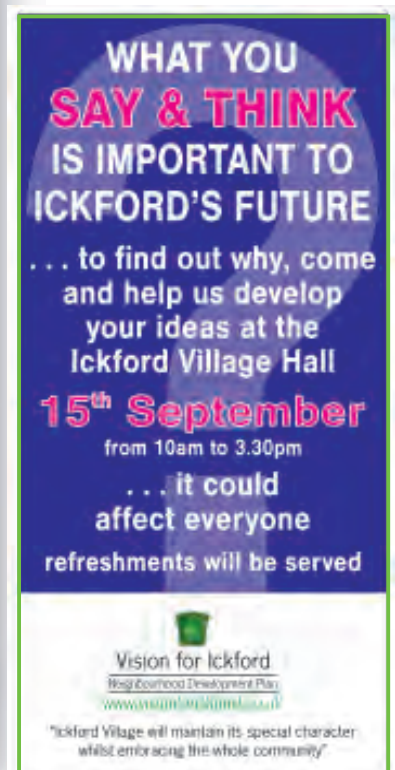
The following postcard was delivered to every household in the village in the three weeks preceding the second consultation event. In addition extra postcards were left in the village shop, thus accessing not only Ickfordians but other local residents.



## Poster advertising for the second Consultation Event.

### Flyers and Information boards

The flyers below were posted throughout the village on telegraph poles, lamp posts, village display boards and outside the shop. In addition it was in the Ickford Informer and on the Ickford Community website. On the actual day there was an A1 sized A board outside the Village Hall with an open invite to any passing residents and to jog memories.



## Annex 20.

### Ickford villagers attending the second consultation – September 2018.

#### Event held in the Ickford Village Hall

The photographs below show some of the Ickford villagers who attended the presentation and expanded the knowledge of the collected data and contributed their important opinions.



## Annex 21.

### October 2018 edition of the Ickford Informer with feedback from the second Consultation Event.

Feedback from the second Public Consultation event printed in the October edition of the Ickford Informer.



On Saturday 15th September we held our second public display of the excellent work that has been done by the team. This included the research and analysis from the feedback we have had from the village, including the key issues that Ickford faces, what you like and don't like, and what you would like to see preserved in the community. 100 villagers stopped by the Village Hall to see the display boards, and to discuss the issues with the team members. More comments and ideas were forthcoming and these will now be incorporated in the ongoing process. For those of you unable to attend DO see the presentation boards and reports on our website [www.visionforickford.co.uk](http://www.visionforickford.co.uk) and post you thoughts and ideas or email them to [info@visionforickford.co.uk](mailto:info@visionforickford.co.uk). WE WANT YOUR ONGOING INVOLVEMENT, THOUGHTS AND IDEAS into the Neighbourhood Plan as this will help to forge the future of our community for us all.

There was also a lot of interest in the topical and proposed Oxford – Cambridge Expressway, especially given the recent decision on the preferred corridor. Whilst this is outside the scope of the Neighbourhood Plan we are monitoring this closely in case it has any impact on the plan.

In respect of the planning applications and the Vale of Aylesbury Plan [VALP] it seems as if the Inspector reviewing the evidence for Pound Green Field may determine on the basis of the current adopted policies. In other words in so far as the VALP is concerned it will be only when the examiners final report is issued that would this have bearing and effect, and that is now unlikely to be until spring next year - 2019. All of this makes the Neighbourhood Plan more important, and for this your input and support is crucial.

Thank you,  
Martin Armitstead



## Annex 22.

# Synopsis of the further ideas and comments from the second Consultation Event.

Synopsis of ideas and further comments from the 100 visitors to the Village Hall. **New comments received during and after the event are in red.**

### Summary of Comments from Questionnaires with updates

#### Housing – AP

- No more housing because of increased traffic and impact on the environment
- Appropriate expansion, don't wreck the village
- Affordable housing required
- Housing for elderly and young people to maintain the balance of the population
- Housing that young couples/families of limited means can rent or buy
- Large developments not needed
- Starter homes to be built
- No more 4/5 bedroom houses
- Possibility of a self-build development
- **Very strong support for small, sustainable developments introduced slowly to enable the monitoring of the effect on the village. Houses that local families can afford is key.**

#### Environment

- Rural community, quiet roads. Beautiful countryside, open fields many footpaths
- Has a proper country feel, love walking to school
- Surrounded by fields
- Improvements needed drainage and sewerage
- Street lights – more required
- Quietness is lovely
- Fence the children's play area to stop dog fouling
- Good footpath network
- Sewers that work such that sewerage does not come up the toilet!
- Darkness at night
- Feeling of space and not living in packed conditions
- Linear housing so most people have views of trees/fields/open space
- Flooding is appalling, one area is addressed and another pipe leaks!
- **Dog fouling is a serious problem that many residents are concerned about**

#### Biodiversity – CS/PC

- A huge abundance of nature
- Start a wetland area (Pound Green area)

- Start a village orchard or Woodland Trust area (42 Worminghall Road area)
- More flower displays
- Streams and the river
- Many more wildlife surveys were completed at the event; residents are knowledgeable and enthusiastic to retain all the wildlife we can.
- It was mentioned that an area in Waterstock is being designated as a wetlands area of natural beauty –don't know if this has any relevance to us?

#### Amenities – GJ

- Broad range of clubs and activities appreciated
- A good shop is valued and a pub with a good restaurant would be good
- Improve the children's play area
- Upgrade the village hall; it is dated and rather tired. More information about availability, prices, limitations etc would be appreciated, maybe online.
- Excellent shop
- All village facilities must be maintained and supported
- Strategy for company for the elderly
- Coffee shop/tea room
- Excellent school
- Would like a cash machine
- Chip van
- More village social events
- More facilities for teenagers
- More challenging/imaginative play facilities and outdoor activities in general
- A bowling green or a short mat bowls club in the village hall.
- The fact that the village has a shop, pub, school and church is the comment that arises most often
- The pub is a beautiful building but is not, at the moment, a focal point for the village. It would benefit from a really good restaurant.

#### Transport – PL (include something on Parking issues?)

- Improve the bus service
- Would like speed bumps and a camera
- Village minibus
- Car share system
- Further parking options
- Buses to other villages
- Fill in potholes
- Considerate parking should be encouraged
- Better salting and gritting during icy weather
- 20 mph limit as there is so much traffic in the village, especially in Sheldon Road, Bridge Road and Worminghall Road
- A cycle/walking trail would be fantastic. Exercise is important for all of us and walking on the road is dangerous and the fields are filled with 'over-friendly' cows.
- The village is becoming like a car park! The junction of Sheldon Road and Bridge Road is now very dangerous.

- All the comments about lack of public transport were re-iterated ; the need to reduce the dependence on cars was stressed many times.
- The number of heavy lorries travelling through the village was highlighted as a serious, and worsening, problem concern was raised for: the bridges, safety, congestion and damage to houses especially those without foundations.

**History – JT**

- Retain the varied character
- Lovely balance of old and new buildings
- Bridges will be destroyed/damages with the unreasonable use by HGVs
- We are surrounded by history
- The church is amazing

**Other –**

- The community spirit is wonderful
- Lovely friendly familiar faces
- Safe and cohesive
- Excellent place to bring up children
- More pride in our village – clearing plastic and kerbside weeds etc
- Good access to Oxford/ London/ Motorway system and National Rail
- Traditional values still exist here
- Establish a stronger relationship between school and the community
- Move the school to Pound Field, use the current school site for housing.
- Knock down and replace the village hall
- There was a proposal from one resident which produced a very positive response from many others:
- Convert and update the village hall to be a community centre with a café, the shop, maybe some medical facility, proper access and parking. This would alleviate the parking issues in the village. Sell the current shop and return the property to residential as well as apply for grants to help with the cost.

**Results of the amenities usage ‘button’ count:**

Village hall	–	61
Church	–	53
Village shop	–	69
Playing fields	–	43
Duck pond	–	42
The Rising Sun	–	43
School/Preschool	–	24
Allotments	–	10
Tennis court	–	10
Fishing pool	–	2

## Annex 23.

### Update of progress with the Neighbourhood Plan in the November 2018 edition of the Ickford Informer.



The team are hard at work drafting the proposed policies for the Neighbourhood Plan following all the evidence gathering that has been taking place. Collecting and analysing the evidence has been a very interesting and informative exercise, and from this we are looking to develop policies around various areas, the main ones being: Heritage Environment, Bio diversity and flooding Housing Traffic and transport Economy Community services Open spaces Please do keep your ideas coming, and visit our website for updates.

Thank you,  
Martin Armitstead

## Annex 24.

### Update of progress with the Neighbourhood Plan in the December 2018 edition of the Ickford Informer.



The team met again this month and good progress on the plan is being made. The aim remains to lodge the draft plan for 'Scoping' of the draft policies by AVDC and other statutory consultative bodies, before Christmas. The group have also identified 17 properties in the Village that are deemed important for visual sightlines and the overall ambiance of the community. These are not 'listed' buildings and therefore of regional or national importance, but ones which, should a development be proposed close by, or for example in a neighbouring field, would be afforded additional 'protection and consideration' so as to reduce any possible impact thereon,. To do this they would have to be included on a local Heritage list. This in no way fetters or obligates the owners in any way, neither does it impose any restrictions or cost on them. We are in the process of discussing this with them.

Thank you,

Martin Armitstead

## Annex 25.

### Update of progress with the Neighbourhood Plan in the February 2019 edition of the Ickford Informer.



The Draft Neighbourhood Plan for Ickford has now been submitted to AVDC, English Heritage, English Nature and the Environment Agency as part of the statutory consultation process. It sets out the 15 year vision for our village.

Once comments are received back from the above organisations there will be a full consultation process for villagers of Ickford to comment on the plan. Also, as part of the consultation process, if any landowner, Parish Council, any village organisation, group or other interested party would like to see and comment on the Neighbourhood Plan, details can be found on our website [www.visionforickford.co.uk](http://www.visionforickford.co.uk) or email us at [info@visionforickford.co.uk](mailto:info@visionforickford.co.uk) to request a copy.

## Annex 26.

### Update in the Bernwode News covering all of the villages in the Bernwode Benefice.

This update used in the Ickford Informer was also included in the Bernwode News which is a monthly magazine that covers all the local parishes, namely:

Ashendon, Ludgershall, Wootton Underwood, Brill, Boarstall, Chilton, Dorton, Ickford, Oakley, Shabbington and Worminghall.



The Draft Neighbourhood Plan for Ickford has now been submitted to AVDC, English Heritage, English Nature and the Environment Agency as part of the statutory consultation process. It sets out the 15 year vision for our village.

Once comments are received back from the above organisations there will be a full consultation process for villagers of Ickford to comment on the plan. Also, as part of the consultation process, if any landowner, Parish Council, any village organisation, group or other interested party would like to see and comment on the Neighbourhood Plan, details can be found on our website [www.visionforickford.co.uk](http://www.visionforickford.co.uk) or email us at [info@visionforickford.co.uk](mailto:info@visionforickford.co.uk) to request a copy.

# Annex 27.

## Vision for Ickford Newsletter.

Delivered to every household in the village

This was distributed via an insert within the February 2019 Issue of the Ickford Informer and additional copies available in the village shop.





## Annex 28.

### Update of progress with the Neighbourhood Plan in the April 2019 edition of the Ickford Informer.



March Update.

The Ickford Neighbourhood Plan has now successfully passed through screening with AVDC. Which means we can now commence a period of public consultation in accordance with the 2012 Neighbourhood Planning (General) Regulations (Regulation 14). The formal consultation will be for a period of six weeks from Monday 8th April to Wednesday 22nd May 2019.

The Draft Plan and accompanying documents are available via a link on the Parish Council website: <https://ickfordcommunity.com> or via [www.visionforickford.co.uk](http://www.visionforickford.co.uk).

There is also a Draft Plan comment form. You can also make any comments by e-mail to [info@visionforickford.co.uk](mailto:info@visionforickford.co.uk) or letter to any member of the INP committee. It is hoped that as many people as possible will use electronic means to read the plan and submit comments in the interests of efficiency and the environment. There will also be a clearly marked box in the Village Shop for those who prefer to submit a hard copy of their comment sheet.

We will also be holding a drop in session in the Pavillion on Saturday 11<sup>th</sup> May 2019 attended by members of the steering group from 10am to 3pm. It must be stressed that no new information will be available at this session but we do invite you to attend and discuss the plan with us.

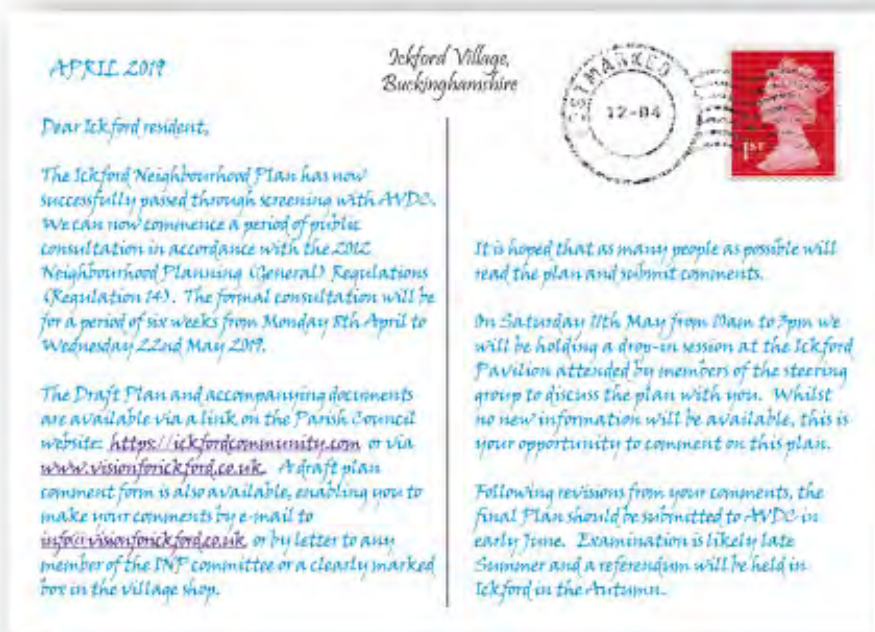
Following revision to reflect consultation responses, it is hoped that the Neighbourhood Plan will be submitted to the Aylesbury Vale District Council in early June. An examination by the council is likely by the end of July and it is anticipated that a local referendum will be held in September. In the meantime, it is important that as many people and organisations comment on the draft plan during this consultation.

Martin Armitstead

## The second Post Card, informing all Villagers of progress – April 2018.

### Postcard advertising

The following postcard was delivered to every household in the village. In addition extra postcards were left in the village shop, thus accessing not only Ickfordians but other local residents.



## Annex 29.

### Neighbourhood Plan website – [www.visionforickford.co.uk](http://www.visionforickford.co.uk)

Added to the website is the availability to view and download the final Draft Plan and relevant documents. In addition the capability to make comments either on-line or by a downloading the coment form and submitting to clearly marked boxes in the Village Shop, Ickford Village Hall, Rising Sun Pub, The Church, Local School and the Ickford Pavillion.

**Vision for Ickford**  
Neighbourhood Development Plan

**Ickford Village will maintain its special character whilst embracing the whole community**

Home | Our Vision, Objectives and Aims | What is a Neighbourhood Plan | Ickford History | Social Village Events

**April 2019 Update – Neighbourhood Plan has now successfully passed AVDC screening**

We can now commence a period of public consultation in accordance with the 2012 Neighbourhood Planning (General) Regulations (Regulation 14). The formal consultation will be for a period of six weeks from Monday 8th April to Wednesday 22nd May 2019. The Draft Plan and accompanying documents are available below.

It is hoped that as many people as possible will read the plan and submit comments.

On Saturday 11th May from 10am to 3pm we will be holding a drop-in session at the Ickford Pavilion attended by members of the steering group to discuss the plan with you. Whilst no new information will be available, this is your opportunity to comment on this plan.

Following revisions from your comments, the final Plan should be submitted to AVDC in early June. Examination is likely late Summer and a referendum will be held in Ickford in the Autumn.

**NEIGHBOURHOOD PLAN GROUP**

The Neighbourhood Plan Group has selected the Code of Conduct for Ickford Parish Council, as published on the Ickford Community website, and concedes to this to all members to adopt the Neighbourhood Plan.

**RECENT POSTS**

- November Update
- A big thank you to all Ickford residents that came to the presentation today at the Village Hall
- Dear Ickford Resident
- Annual, Shalvington Scares Rally meeting in Ickford 2018
- Annual, Ickford v Tiddington Tag of War 2018
- Help Ickford's Neighbourhood Development Plan to avoid overdevelopment
- Ickford Village Wildlife Survey
- Vision for Ickford – Progress Update
- Thank you to all who visited the Ickford Neighbourhood Plan display at the Church Fete
- An update on the 'Vision for Ickford' Neighbourhood Plan progress, also its first showing at the Ickford Village Fete
- Invited to Cambridge, October
- Ickford Property List
- Our Vision, Objectives and Aims

**RECENT COMMENTS**

- Deian Woodhams on Help Ickford's Neighbourhood Development Plan to avoid overdevelopment
- Andrew Osborn on Thank you to all who visited the Ickford Neighbourhood Plan display at the Church Fete

**Ickford Neighbourhood Plan – Draft April 2019**

**Ickford Neighbourhood Plan Built Heritage Assessment**

**Ickford Neighbourhood Plan Consultation Report**

**Ickford Neighbourhood Plan Background Evidence Report**

**Ickford Neighbourhood Plan Comment Form**

## Annex 30.

### Ickford Organisations consulted

The following list is made up of all local organisations consulted by email, telephone and letter.

ORGANISATIONS		CONTACTS		
Parish Council				
Village Hall Committee	Will Richards			will.richards5@btinternet.com
Tennis Club	Will Richards			will.richards5@btinternet.com
Tai Chi	Barbara Kolbert			barbara@kolbert.net
WI	Liz Jordain			elizabeth.jordain@gmail.com
Darby & Joan	Maureen Parker-Farrell			maureenparker@gmx.com
Village Shop Association	Paul Farrell			paul.farrell@jelf.com
Ickford Church	Anita Tansley			anitatanley@icloud.com
Friends of St Nicolas	Andrew Osborn			andrew.g.osborn@gmail.com
Rendevous	Gill Rippin			gandgrippin@hotmail.com
Little Stars	Gill Rippin			garry&GillRippin@aol.com
Photographic club	Peter Kolbert			peterkolbert@me.com
Fish Scheme	Helen Woodham			woodhamhq@tiscali.co.uk
Ickford Informer	Barbara & Ruth			barbara@kolbert.net r2pbaker@hotmail.co.uk
Ickford School	John Ronane			johnronane@hotmail.com
Ickford School PTA	Ben Sayer			ben.sayer@hotmail.co.uk
Pre-School/After School	Helen Harris			
Allotments	Natalie Morton	28, Turnfields	Ickford	
Tug of War	Tom Ilsley	13, Golders Close	Ickford	
BUSINESSES				
Ickford Shop	Sri / Kobi	51A Sheldon Road	01844 339256	srmanchu@aol.com
Rising Sun Pub	Barry Wood	36 Worminghall Road	01844 339328	info@risingsunickford.com
Otmoor Electrical	Alan Hudson	5 Worminghall Road	01844 339230	
Intuity Digital	Cormac Murphy	1 Bridge Road	01844 858858	hello@intuitiv.net
Ivan Dutton	Tim Dutton	Peacehaven Farm	01844 339665	info@duttonbugatti.co.uk
LANDOWNERS				
Mr & Mrs Quartley	Field Farm	North Western Rycote Lane OX9 2HQ	01844 215428	
Mr & Mrs Laub	24 Little Ickford	Ickford HP18 9HS		
Mrs Hunter-Mace	James Fergusson	c/o Adkins	01235 862888	james.fergusson@adkin.co.uk
Oxford Diocesan Board of Finance	Andrew Robson	c/o Sidleys	01865 726016	andrewrobson@sidleys.co.uk
DEVELOPERS		AGENT		
Cala Homes	Pegasus Group	Cirencester GL7 1RT		david.hutchinson@pegasuspg.co.uk
Land and Partners	Howard Sharp & Partn.	London SW1 2EZ		alex@howardsharpandpartners.com

**PARISH COUNCILS**

Worminghall PC	David Williamson – clerk	07984 206148	clerk2@worminghall-pc.co.uk
Shabbington PC		01844 202107	clerk@shabbingtonpc.co.uk
Oakley	Mrs P Pointer - clerk		oakleyparishcouncil@yahoo.co.uk
Brill	Lesley Shaw		brillparish@btconnect.com
Tiddington with Albury	Ken Poyser	01844 339216	twaparishcouncil@googlemail.com
Waterstock Parish Council	Mr M Tyce	01844 339274	tycehouse@gmail.com
Chilton			clerk@chiltonpc.org.uk
Long Crendon			longcrendonpc@gmail.com

**OTHER STATUTORY BODIES**

AVDC			planningpolicy@aylesburyvaledc.gov.uk
South Oxfordshire District Council			planning.policy@southoxon.gov.uk
Bucks Strategic Planning			strat_planning@buckscc.gov.uk
Homes and communities agency			steve.collins@hca.gsx.gov.uk mail@homesandcommunities.co.uk terry.fuller@hca.gsx.gov.uk kirsty.macpherson@naturalengland.org.uk
Natural England			consultations@naturalengland.org.uk
Environment Agency			planning_thm@environment-agency.gov.uk
English Heritage			e-seast@historicensland.co.uk
Network Rail			townplanningLnw@networkrail.co.uk
Highways Agency			planningse@highways.gsi.gov.uk
Electronic communications apparatus			info@bcet.co.uk
National Grid			n.grid@amec.com
NHS			david.williams@buckshealthcare.nhs.uk
East Midland Electricity	Pegasus Business Park DE74 2TU.		
British Gas			customerservice@britishgas.co.uk
Thames Water			thameswaterplanningpolicy@savills.com mark.dickinson@thamthamesw.co.uk
SE Midlands Local Enterprise			info@semlep.com
Bucks Local Enterprise			info@buckstvlp.co.uk
Bucks Business First			philippa@bbf.uk.com
CPRE			office@cprebucks.org.uk

## Annex 31.

## Consultee List for Ickford for Pre-submission – supplied by AVDC 26/03/2019

Consultation Bodies as set out in paragraph 1 of Schedule 1 of the Neighbourhood Planning Regulations 2012.

Consultee	Contact Name	Address	Email
<b>(b) a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;</b>	Aylesbury Vale District Council	<b>AVDC</b> , Forward Plans, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF	<a href="mailto:planningpolicy@aylesburyvaledc.gov.uk">planningpolicy@aylesburyvaledc.gov.uk</a>
	South Oxfordshire District Council	<b>South Oxfordshire District Council</b> 135 Eastern Ave, Milton, Abingdon OX14 4SB	<a href="mailto:planning.policy@southoxon.gov.uk">planning.policy@southoxon.gov.uk</a>
	Strategic Planning Buckinghamshire County Council	<b>Buckinghamshire County Council</b> Buckinghamshire County Council offices, Walton Street, Aylesbury, Buckinghamshire HP20 1UA	<a href="mailto:strat_planning@buckscc.gov.uk">strat_planning@buckscc.gov.uk</a>
		<b>Oxfordshire County Council</b> County Hall, New Road, Oxford, OX1 1ND	<a href="mailto:planningconsultations@oxfordshire.gov.uk">planningconsultations@oxfordshire.gov.uk</a>
	Aylesbury Vale Adjoining Parish Councils <a href="http://democracy.aylesburyvaledc.gov.uk/mgParishCouncilDetails.aspx?bcr=1&amp;">http://democracy.aylesburyvaledc.gov.uk/mgParishCouncilDetails.aspx?bcr=1&amp;</a>	<b>Shabbington</b> 41 Giffard Way Long Crendon Buckinghamshire HP18 9DN Email: <a href="mailto:clerk@shabbingtonpc.co.uk">clerk@shabbingtonpc.co.uk</a>	
	<b>Worminghall</b> Parish Clerk: 1 Pottery Close Fairford Leys Aylesbury HP19 7FY Email: <a href="mailto:clerk2@worminghall-pc.co.uk">clerk2@worminghall-pc.co.uk</a>		
	<b>Oakley</b> 15 Ashfield Rise Oakley Buckinghamshire HP18 9QA <a href="mailto:oakleyparishcouncil@yahoo.co.uk">oakleyparishcouncil@yahoo.co.uk</a>		
	<b>Chilton</b> Clerk to the Council c/o The Old Thatch, Dorton Road, Chilton, Buckinghamshire HP18 9NA		

Email: [clerk@chiltonpc.org.uk](mailto:clerk@chiltonpc.org.uk)

Long Crendon

Long Crendon Parish Council  
Sports Pavillion  
Cheersley Road  
Long Crendon  
HP18 9BS  
[longcrendonpc@gmail.com](mailto:longcrendonpc@gmail.com)  
[info@long-crendon.com](mailto:info@long-crendon.com)

	Parish Councils in Adjoining Districts	<b>Waterstock</b> (Parish Meeting)	Mr M. Tyce (Chairman) Camilla Cottage Waterstock Oxford OX33 1JT (01844) 339274 <a href="mailto:tycehouse@gmail.com">tycehouse@gmail.com</a>
		<b>Tiddington-with-Albury</b>	Mr Ken Poyser FCA FRSA (Clerk). Rosewood Ickford Road Tiddington Thame Oxon OX9 2LU. (01844) 339216. <a href="mailto:twaparishcouncil@googlemail.com">twaparishcouncil@googlemail.com</a>
<b>(e) the Coal Authority(a);</b>	Sir/Madam	200 Lichfield Land, Berry Hill, MANSFIELD, Nottinghamshire, NG18 4RG.	<a href="mailto:Planningconsultation@coal.gov.uk">Planningconsultation@coal.gov.uk</a>
<b>(d) the Homes and Communities Agency(b);</b>	Sir/Madam	7th Floor, Maple House, 14a Tottenham Court, Road, LONDON W1T 7BU.	<a href="mailto:steve.collins@hca.gsx.gov.uk">steve.collins@hca.gsx.gov.uk</a> <a href="mailto:mail@homesandcommunities.co.uk">mail@homesandcommunities.co.uk</a> <a href="mailto:terry.fuller@hca.gsx.gov.uk">terry.fuller@hca.gsx.gov.uk</a>
<b>(e) Natural England(c);</b>	Ms. Kirsty Macpherson	Consultation Service, Hornbeam House, Hornbeam House, Electra Way, Crewe Business Park, Crewe, Cheshire, CW1 6GJ.	<a href="mailto:Kirsty.macpherson@naturalengland.org.uk">Kirsty.macpherson@naturalengland.org.uk</a>  <a href="mailto:Consultations@naturalengland.org.uk">Consultations@naturalengland.org.uk</a>
<b>(f) the Environment Agency(d);</b>	Sir/Madam	Red Kite House, Howbery Park, WALLINGFORD Oxon, OX10 8BD	<a href="mailto:Planning_THM@environment-agency.gov.uk">Planning_THM@environment-agency.gov.uk</a>
<b>(g) the Historic Buildings and Monuments Commission for England (known as English Heritage)(e);</b>	Sir/Madam	Eastgate Court, 195-205 High Street, GUILDFORD Surrey, GU1 3EH.	<a href="mailto:e-seast@historicengland.co.uk">e-seast@historicengland.co.uk</a>
<b>(h) Network Rail Infrastructure Limited (company number 2904587);</b>	Sir/Madam	Square One, 4 Travis Street, Manchester, M1 2NY.	<a href="mailto:TownPlanningLNW@networkrail.co.uk">TownPlanningLNW@networkrail.co.uk</a>
<b>(i) the Highways Agency;</b>	Sir/Madam	Wing 1A, Federated House, London Road, DORKING, Surrey, RH4 1SZ.	<a href="mailto:planningse@highways.gsi.gov.uk">planningse@highways.gsi.gov.uk</a>
<b>any person— (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and</b>	East Midlands Electricity Board Sir/Madam	Herald Way, Pegasus Business Park, East Midlands Airport, Castle Donnington, DERBY DE74 2TU.	No email details
	Mobile Phone Operators Association	<b>The Mobile Operators Association no longer exists.</b> <b>If you have any queries relating to issues that would previously have been handled by the MOA, these should now be addressed to individual operators, as follows:</b>	CTIL (on behalf of Vodafone and Telefónica): <a href="mailto:EMF.Enquiries@ctil.co.uk">EMF.Enquiries@ctil.co.uk</a> MBNL (EE and Three): Mark Shaw, Health & Safety and Community Affairs Manager <a href="mailto:Mark.shaw@mbnl.co.uk">Mark.shaw@mbnl.co.uk</a> EE: <a href="mailto:public.affairs@ee.co.uk">public.affairs@ee.co.uk</a> Three: William Comery, Community Affairs Manager <a href="mailto:william.comery@ericsson.com">william.comery@ericsson.com</a> Or <a href="mailto:Jane.evans@three.co.uk">Jane.evans@three.co.uk</a>

<b>(ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority; (l) where it exercises functions in any part of the neighbourhood area—</b>	B.C Electrical Techniques Ltd Mr D Childs	BC Electrical Techniques Ltd Units 48-50 Edison Road Rabans Lane Ind. Estate Aylesbury HP19 8TE United Kingdom	<a href="mailto:info@bcet.co.uk">info@bcet.co.uk</a>
	AMEC – Currently Manages National Grid planning dept.	Amec currently manage National Grid's development plan monitoring contract for Electricity Transmission Asset Management, Gas Transmission Asset Management and Gas Distribution. This enables National Grid to comment on any of the development plans and identify existing assets which are located within potential development areas	<a href="mailto:N.grid@amec.com">N.grid@amec.com</a>
	Mono consultants Limited	48 St Vincent Street Glasgow G2 5TS	<a href="mailto:Dpm@monoconsultants.com">Dpm@monoconsultants.com</a> <a href="mailto:Ginny.hall@monoconsultants.com">Ginny.hall@monoconsultants.com</a>
<b>(i) a Primary Care Trust established under section 18 of the National Health Service Act</b>	David Williams Director of Strategy and Business Development Buckinghamshire NHS Trust	Hartwell Wing, Stoke Mandeville Hospital, Aylesbury, Buckinghamshire, HP21 8AL	<a href="mailto:david.williams@buckshealthcare.nhs.uk">david.williams@buckshealthcare.nhs.uk</a>
<b>2006(a) or continued in existence by virtue of that section; (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(b);</b>	East Midlands Electricity Board Sir/Madam	Herald Way, Pegasus Business Park, East Midlands Airport, Castle Donnington, DERBY DE74 2TU.	
<b>(iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(c);</b>	British Gas plc. (Southern) Ms A Would	Business Planning Floor B6, 80 St Marys Road SOUTHAMPTON, Hants, SO9 5AT	<a href="mailto:Customerservice@britishgas.co.uk">Customerservice@britishgas.co.uk</a>
<b>(iv) a sewerage undertaker; and (v) a water undertaker;</b>	Thames Water Property Services Agent - Miss Carmelle Bell (Savills)	Hawker House, 5-6 Napier Court, Napier House Reading, Berkshire, RG1 8BW.	<a href="mailto:thameswaterplanningpolicy@savills.com">thameswaterplanningpolicy@savills.com</a>  <a href="mailto:Mark.Dickinson@thamthamesw.co.uk">Mark.Dickinson@thamthamesw.co.uk</a>
<b>(m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;</b>	Please use contact details you have		
<b>(n) bodies which represent the interests of different racial, ethnic or national groups in the</b>	Please use contact details you have		



<b>(o) neighbourhood area; bodies which represent the interests of different religious groups in the neighbourhood area;</b>	Please use contact details you have		
<b>(p) bodies which represent the interests of persons carrying on business in the neighbourhood</b>	South East Midlands Local Enterprise Partnership	Cranfield University Innovation Centre University Way Cranfield MK43 0BT	<a href="mailto:info@semlep.com">info@semlep.com</a>
	Bucks Thames Valley Local Enterprise Partnership	c/o The Clare Charity Centre Wycombe Road Saunderton Bucks	<a href="mailto:info@buckstvlpe.co.uk">info@buckstvlpe.co.uk</a>
		HP14 4BF	
	Buckinghamshire Business First - Ms Philippa Batting	Saunderton Estate Wycombe Road Saunderton Buckinghamshire HP14 4BF	<a href="mailto:philippa@bbf.uk.com">philippa@bbf.uk.com</a>
	Schools in Weston Turville	Please use contact details you have for the schools in the parish	
<b>Q) bodies which represent the interests of disabled persons in the neighbourhood area</b>	Please use contact details you have		

<b>Other</b>	<a href="mailto:office@cprebucks.org.uk">office@cprebucks.org.uk</a> or <a href="mailto:janet@cprebucks.org.uk">janet@cprebucks.org.uk</a> .
	If you have a canal in your area, please consult with the canal and river trust: <a href="mailto:planning@canalrivertrust.org.uk">planning@canalrivertrust.org.uk</a>

## Annex 32.

### Neighbourhood Plan Responders

Comments arising from the Consultation Process.

Table One

Responder Number	Document Number	Responder	Initials	Format	Pages	Comments
1	1	AVDC - SEA Screening		AVDC Document	16	
2	2	Chair of Parish Council	BK	Page of notes	1	
3	3	Resident & Parish Councilor	RB	Typed notes	2	Received at event on 11/05
3	4	Ditto	RB	Comment Sheet + typed notes	3	via Shop box
4	5	Residents	M&SP	Comment Sheet	1	via Shop box
5	6	Resident	RL	Comment Sheet	1	Unable to print
6	7	Resident	JC	Comment Sheet	1	Unable to print
7	8	Pegasus Group (for Cala Homes)		Covering letter	1	
7	9	Ditto		Comment Sheet 1	3	
7	10	Ditto		Comment Sheet 2	2	
7	11	Ditto		Comment Sheet 3	2	
7	12	Ditto		Comment Sheet 4	3	
7	13	Ditto		Location Plan	1	
8	14	Land & Partners		Covering letter	2	
8	15	Ditto		Comment Sheet 1	1	Unable to print
8	16	Ditto		Comment Sheet 2	1	Unable to print
8	17	Ditto		Comment Sheet 3	1	Unable to print
9	18	Thames Water		Letter	2	
10	19	Natural England		Letter to Parish Council	6	
10	20	Ditto		Comment Sheet	2	

Table Two

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
1	1				The Ickford Neighbourhood Development Plan is not allocating any sites for development and does not identify a housing target or a target for other forms of development. The early draft stage of the plan contains a number of policies to control environmental effects including restricting development to within the existing settlement of Ickford, of a scale, density, height and massing contiguous with existing housing. Furthermore any new housing would have to respect the existing pattern of development and retain and enhance natural features and boundaries including trees, hedgerows and watercourses. The extension or replacement of existing small businesses in the parish will be supported in principle. When taken together (as is required by law) with relevant policies from the Local Plan policy and national planning policy, it is <b>not</b> considered that the plan would be likely to give rise to significant environmental effects. On this basis a Sustainability Appraisal to meet the requirements for Strategic Environmental Assessment <b>is not considered to be needed</b>	Check with SC that extending the Settlement Boundary is not contrary to this decision	N/A

Table Two continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
1	2				<p><b>Statutory Consultation Responses.</b> Consultation held 21.01.19 to 18.02.19 (4 weeks)</p> <ol style="list-style-type: none"> <li>1. Environment Agency – No response</li> <li>2. English Heritage - No response</li> <li>3. Natural England – RESPONSE 15 February see below</li> </ol>	The response from Natural England is listed below	See Responder 10 below
2	1			1.1	No demonstration of how the plan will contribute towards sustainable development. How will it contribute to the achievement of sustainable development?	The plan will support “sustainable” development by including the “Turnfields” site in the Settlement Boundary. On the other hand the plan does NOT support unsustainable larger developments in the Parish.	No
2	2			2.1	Sustainable development means positive growth with economic, social and environmental gains being sought. ....the local plan i.e. the VALP should be supported by positive plans.	It is difficult to see how new large developments would bring economic social and environmental gains, since they are unlikely to bring new economic gains to the village itself and could put strains on the current limited facilities. However, the INP should allow for the VALP allocation of 20+ houses which should primarily be for younger families to help offset the ageing population.	Consider rewording
2	3			3	Our postal town is Hemel Hempstead	The Postal Town is Aylesbury (i.e. the address is Ickford, Aylesbury). The Postcode Town is Hemel Hempstead	No
2	4			3.11	Ickford is not in the catchment area for Lord Williams	Agreed this needs to be corrected.	Yes
2				3.12	No mention of the pavilion	This paragraph refers to outside recreational facilities i.e. the recreation ground and tennis court. The pavilion is mentioned as a “small meeting place” in para. 12.2	No

Table Two continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
2	5			5	Proof that instances of ooding are more frequent. According to Thames Water sewerage capacity is not running at maximum and this will be reassessed before any major development whereas small inlling may not have to.	Possibly delete “Increasing”. No mention about the Thames Water comment in their consultation letter. They suggest that developers must be mindful of the net increase in water and waste water and suggest adding paragraphs to INP to that effect.	Possibly
2	6			5	The local school may be oversubscribed but not necessarily by those in the catchment area.	Check this with the school.	Check
2	7			6.4	How frequently has the village been isolated due to ooding in the last 30 years. Possibly 3—4 times? Any evidence to back up your statement.	This is a major concern of residents as illustrated by the survey.	No
2	8			6.6	This statement is self defeating as the atness of the terrain would reduce the visual impact of any development.	Over 50% of houses in the village have an open outlook and therefore due to the flat terrain any major development could be detrimental.	No
2	9			6.2	BBONT is now BBOWT.	Agreed – will change.	Yes
2	10			7.1	How can 2 manors at dierent ends of the village be consolidated into 1?	Manor means estate and not the actual houses. It seems the two estates were merged in the 12 <sup>th</sup> Century!	No
2	11			7.5	Golder’s Close was developed before 1980s. Don’t know the date.	Don’t know the date. Agreed will change to 1960s.	Yes
2	2		BEH1		Policy BEH1 Design. What is the traditional building material?	Could possibly say brick and stone.	Possibly
2	13		F1	8	Evidence on ooding. No pumping this winter, the drains on Sheldon Road and Worminghall Road have been repaired and the drainage ditch at Grange Farm Barns has been cleared. Too early to say if this has made a difference. People remember the bad years but not the uneventful ones.	Of course, people will remember the bad years. The point is that the village is prone to flooding, however infrequent, due to its position in the flood plain, and we wish to avoid over development which could possibly exacerbate the problem.	No
2	14		F1	8.1	See note on 5. All new developments have to satisfy these requirements. Policy F1 This is compulsory.	Thames Water support Policy F1 and have suggested additional text.	Yes

Table Two continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
2	15			9.1	VALP not an accepted document at present. Where do we put infill? Surely this will have an effect on the much prized visual street line.	VALP is the best indication we have and is therefore acceptable for inclusion in the INP.	No
2	16			9.1	Where do we put infill? Surely this will have an effect on the much prized visual street line.	Could perhaps replace "Infilling of 1 or 2 houses will be appropriate..." with "Infilling of 1 or 2 houses could be acceptable.."	Possibly
2	17			9.2	Surely once houses have been accepted as agricultural dwellings we leave a gap for infilling.	Don't understand this comment. Infilling not applicable to agricultural dwellings.	No
2	18			9.5	These larger developments. The last was almost 25 years ago and has been assimilated into the village. Surely it's time to try again?	The INP accepts the current VALP allotment of 20 houses.	No
2	19		ND2		As well as design surely we should be thinking about incorporating eco friendly measures into any new construction. I.e. ground pumps, brown recycled water, solar panels etc.	Current planning and building regulations should incorporate a certain amount of "eco friendly" measures. Anymore than this could increase costs and make houses even more unaffordable.	No
2	20		ND3		Is there proof we need more allotments?	The current allotments appear to be well used but we should perhaps check if there is a waiting list. Occupiers of small affordable homes are more likely to take advantage of allotments.	Check?
2	21		ND4		You need to be on the housing waiting list to get an affordable home.	Good point - we perhaps need to alter the wording – do we really mean "affordable" in the technical sense.	Consider change
2	22		TT1		More enforcement limiting the ability of large vehicles to access the village.	Difficult other than weight limits on the bridges.	No
2	23			10.4	No school bus to Lord Williams	Check and delete.	Yes
2	24			10.5	12 years, surely an acceptable frequency.	Para. 10.5 says e.g 2007 – there have been problems since then. The village is vulnerable to global warming and what happens in the Thame Valley, due to the village's high water table, and indeed the River Thames itself.	No

Table Two continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
2	25			10.9	Is there any evidence of the danger or is it only perceived. I cycle the Ickford to Thame route via Shabbington fairly frequently and feel less danger on this road than I do on the road down into Thame where a cycling lane has been marked on the road	Other residents have reported problems	No
2	26			12.3	To villagers or residents of other villages?	Check with the Allotment Society.	Check?
2	27			12.4	Not Ofsted rated Outstanding. Also the school sports hall is used for tness classes.	Agreed - change paras. 9.19 and 12.4. Could add use of sports hall to para. 12.4	Yes
2	28			12.5	Is this not already compulsory?	Not all those listed in CF1.	No
2	29	CF1			its not it's ( no apostrophe) continued use.	Will add the missing apostrophe	Yes
2	30			13.3	Will this need to be amended as AVDC will no longer exist in 2020.	We could add "(or it's successor)"	Possibly
3	1	10		3.8	Linear village! This might have been the case 50 years ago but it certainly isn't the case now. The majority of houses are NOT on the main thoroughfare.	Rewrite Pare. 3.8 "The village generally remains linear in nature along the three main roads. Although in the last 50 years there has been development to the North of Sheldon Road and East of Worminghall Road, well over 50% of properties in the village still back onto open green spaces and farmland"	Yes
3	2	11		3.11	I have recently been reliably informed that Ickford is outside Lord William's school's catchment area. (under the parental right of choice students may go there if there are spaces and parents take responsibility for travel.	The catchment map for Lord Williams's shows that Ickford does now appear to be just outside the catchment area. Delete Lord William's from para. 3.11.	Yes
3	3	11		3.13	Several places missing – the list of places of local employment are already better presented on page 33.	This paragraph has been slightly misunderstood – the full list is indeed on page 33 – therefore leave para. 3.13 as is.	No

Table Two continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
3	4	12		5.1	There are fewer incidents of flooding in the village than in the past and the statement here is misleading, as is the mention of gas. The need to stop burning fossil fuels is becoming more urgent. Where did the idea of a frost pocket come from? Where is the evidence for that?	Replace “Increasing incidences of flooding” with “Frequent incidences of flooding”. Gas boilers generally appear to have lower emissions than oil boilers. There is also the problem of oil pollution from ruptured tanks and pipes as well as the traffic from delivery vehicles. Therefore “no mains gas” is very relevant. Replace “frost hollow” with “Ickford is surrounded by	Yes
3	5	12		5.1	Local school – over subscribed due to its good reputation, but adequately meeting the needs of Ickford children.	The whole point about the school is that it could become a problem with over expansion in Ickford and the surrounding villages.	No
3	6	15		6.5	Need to reflect the need for energy efficient housing (such as 38A golders close) which might not be in keeping with existing housing, but maybe we need to keep an open mind and these homes will become the norm. Kerbing is important to prevent erosion by delivery vehicles and SUVs on our roads. Again a mention of the (not) linear nature of the village.	National and AVDC planning and building regulations cover the need for energy efficient housing. To go beyond these guidelines would probably add extra cost to the already “not so affordable” housing. In any event para 6.5 is concerned with landscape guidelines and not housing as such. More kerbing would not necessarily reduce erosion by delivery vehicles and SUVs – they park over the kerbs anyway. No mention of “linear” in para 6.5 or page 15.	No
3	7	17	NE1		Although I agree in principle of keeping street lighting to a minimum I have found that those who oppose any lighting are the the ones who drive round the village rather than walk at night. Can I suggest that street lighting should be low level especially where there are no pavements.	Most residents would disagree with this. Even low level lighting causes light pollution and is perhaps more likely to shine in peoples windows.	No
3	8	19		6.27	The field behind the shop is the old cricket field, not the hayfield. The Play Area is the proper name for what you you refer to as the playing field.	There is no evidence that it ever was a cricket field! “Play Area” refers to the children’s play area by the Pavilion and is therefore part of the “Playing field”!	No

Table Two continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
3	9	20		7.5	Only 2 houses were built in Golders Close in the 80s (43 & 38) the rest were built in the 60s and 70s. And I see that Turnfields is not mentioned.	Golders Close was probably mainly built in the 60s and para. 7.5 should be changed accordingly. There is a point about Turnfields and could possibly mention Field Close, and School Close as well.	Yes
3	10	23		section 8	Flooding and Drainage. Comments refer to a very small number of properties and this should be made clear. At the moment the article is misleading. The document gives the impression that Ickford is frequently cut off. I have lived and worked here since 1968 and have only once been cut off, (due to having a very small car), and this wasn't peculiar to Ickford, it was very much throughout the country. Some of the more recent road flooding is due to poor maintenance of ditches and drains.	This view does not reflect the more widely held views of village residents! Flooding and drainage are major concerns for many residents and one only has to look at the flood plain map to see why! Although, poor maintenance of ditches and drains may well aggravate the problem the fact is that the first places to flood are at the bridges across the River Thames suggesting that the main cause could be the River Thames itself backing up.	No
3	11	23		8.2	8.2 "Worminghall brook" is called Lappingford brook.	It has probably been called both.	No
3	12	23		8.3	Very rare occasions. Again very misleading.	It doesn't matter how infrequently the sewage system cannot cope. For most people once is enough!	No
3	13	25		8.3	Is this suggesting that we try to do infilling where there is no longer space? This does not fulfil the objectives for lower cost housing as stated on page 12.	Para 9.1 and ND1 are somewhat ambiguous and seem to imply that the VALP allocation of 20 houses should be built within the Settlement Boundary. The Settlement Boundary will be extended to include the fields north of Turnfields and the allotments.	Yes
3	14	25	ND1		Settlement Boundary is not acceptable. To maintain a reasonable quality of housing with adequate parking it is not possible to meet your own statement requirements without extending the current boundaries.		
3	15	26			Stone is not fairly common. "There are several stone built houses" would be better.	Para. 26 has been slightly misinterpreted. The "fairly common" refers to the historic buildings. Para. 26 does clearly state "Brick is the most common..."	No
3	16	26	ND2		Materials for buildings should endeavour to be energy efficient and include renewable energy features.	Again this should be covered by National and AVDC planning guidelines and building regulations and therefore is not really appropriate for the INP.	No



Table Two continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
3	17	27			Delete extension of allotments, might be for something else.	The allotments are well used and as mentioned in the INP several times are an important local facility.	No
3	18	31		10.5	There should be no increase in flooding due to housing because of the SUDS, which may not solve problems that are already there, but they won't add to them, and they could help reduce them.	It should be remembered that Ickford is virtually an island in the flood plain. An average 3 person household consumes approximately 30,000 gallons of water per annum. This would be piped in from outside the village but have to be disposed off as waste water. Therefore 30 houses would generate an extra 1 million gallons of waste water per annum!	No
3	19	34			The school is not outstanding. It was previously mentioned at 9.19 page 29. (Putting "outstanding" in inverted commas does not make it outstanding. We need to be accurate. It is a very good school but information included needs to be backed up by evidence.	Agreed "outstanding" is a technical term used for OFSTED inspections, and should be avoided. The school last had a full inspection several years ago, pre academy, and was rated "Good" - it is awaiting a full inspection as an academy. Therefore replace "Outstanding" in para. 9.19 with "highly regarded" and delete "(rated as outstanding by Ofsted)" from para. 12.4.	Yes
3	20	37			This should have the title "Current Settlement Boundary"	One of the purposes of the INP is to determine the Settlement Boundary fullstop. Using the word "Current" could imply that it could easily be changed. It is, however, important to make sure that we determine the boundary correctly – see point 10 above.	No
3	21				I know several people have put a lot of thought and work into this document, so well done and thank you, but it is far too long and repeats itself and contradicts itself in places. There is quite a lot of information which is very interesting but not always relevant to achieving the objectives. The second half of the report is good because it does include facts and figures. It would be better if we kept in mind exactly what we are aiming for.	Many thanks for your appreciation of the hard work that has gone into the Plan. We appreciate the fact that you have taken the time to read and comment on it thoroughly. However, we would not accept that it is "far too long" since it needs to cover all the areas that are stipulated in the National Guidance and certainly is no longer than Neighbourhood Plans for other Buckinghamshire villages.	No

Table Two continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
3	22				Do we want more young people or do we want to become a retirement village? However that might just be my opinion.	We certainly do not wish Ickford to become a "retirement village". I think our aim is to have a small number (about 20) of smaller more affordable houses, predominantly for younger families but might also be suitable for elderly residents wishing to downsize. It is felt that the village already has enough larger detached properties. Make this a little more explicit in the INP.	Yes
4	1				Agree with the responsible and appropriate building approach. Target market for housing - would young couples, families, want to live in rural location with less than ideal infrastructure (e.g. roads, schools, jobs, public transport)	Agreed this is why we need to take a balanced and limited approach to new developments.	No
4	2				Agree with maintaining biodiversity in this special area. Flooding is a major concern considering climate change and the already struggling infrastructure.	Agreed	No
4	3				We agree with a responsible building approach and would encourage any new build to have as many environmentally and sustainable features as possible. To maintain a rural identity	Agreed	No
5	1				The Ickford Development Plan is an outstanding document, reflecting the very considerable work and thought that has gone into its production. The team of people involved deserve congratulations and the thanks of other residents in the village.	Thank you	No
5	2				My point is a very minor one. Generally the document refers to Ickford as the name of the settlement; however, in a number of places the document refers to Ickford Village. I think the correct name is Ickford (despite the road signs on entering the village) and the document should use that name consistently.	The INP refers to Ickford as the Parish as a whole, whereas Ickford Village or the Village as defined by the Settlement boundary refers to the actual village (as defined by the Settlement boundary)	No
6	1				Parking: the school and pre school are not only excellent facilities for the village, but also one of the chief employers. However there is insufficient parking available at the moment, leading to cars parked all day long in Sheldon Rd, as well as the perfectly acceptable transient parking to drop children off, and visit the shop. Yellow zigzag have been added to help, but this has added to the urbanisation of the road, one side of which is actually a conservation area. I suspect if this was a commercial employer this would not be so tolerated.	INP recognises the problems with parking	No

Table Two continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
6	2				If more affordable housing is provided, that will mean more families and children, which is a positive for the village: however there does need to be a definite plan for accommodating the extra demand on the school.	There is a formula for developments to contribute towards local schools	No
6	3				Expansion of car parking facilities for employees for the school and preschool, to take all day parking along Sheldon RD out of the scene.	Difficult to see where this might be	No
6	4				Also to improve the rural atmosphere of the main through road, more planting along the main roads, particularly across car parks, to give a consistently green aspect when walking , driving, cycling, or horseriding through the village.	This should be covered by the INP Section 6 Natural Environment.	No
7	1				Comment Sheet 1 generally criticises the Aylesbury Vale District Local Plan and the INP saying they should allow for more development within Ickford, since there has not been any major development since 1996 (the 13 five bedroomed houses in Farm Close).	Ickford is surrounded by flood plain and has a very high water table. Apart from the school and the small village shop (owned by residents) it has very little supportive infrastructure and is poorly served by public transport.	No
7	2				Comment Sheet 2 criticises the INP for not making sufficient changes to the Settlement Boundary to allow for further development in the village.	It is agreed that The Settlement Boundary should be increased to include the two fields north of the playing field and allotments (i.e. the proposed "Turnfields site") which would allow for an additional 20 to 30 houses.	Yes
7	3				Comment Sheet 3 criticises the INP arguing that 6 affordable homes is insufficient and that the INP should plan for a mix of housing types "not just 2 and 3 bedroom homes for families"	The Draft INP accepts the VALP allocation of 20 homes and does not preclude a small increase on that number within the amended Settlement Boundary. Analysis of housing types (see Tables 1&2) and costs show that Ickford is well provided with larger homes (council tax bands E to H) and that there is a need for a reasonable number of smaller homes.	Consider change in wording with regard to affordable

Table Two continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
7	4				Comment Sheet 4 mainly criticises the INP for being “premature” on the grounds that the VALP allocation may be substantially increased as a result in the VALP Inspectors final Report. It also criticises the INP for it’s “Hasty Preparation”.	The INP has been prepared as a result of a survey of residents, the vast majority of whom were extremely concerned that large developments were being planned, seeking to take advantage of the lack of a Neighbourhood Plan. The Draft Plan has been produced following a second extensive survey (with a 76% response rate) and three “events” in the Village. The Draft Plan has therefore been	
8	1				The settlement boundary at Annexe 1 should be amended to include the land off Turnfields. The boundary is not currently consistent with either the VALP or Policy ND3 of the Neighbourhood Plan itself.	It is agreed that The Settlement Boundary should be increased to include the two fields north of the playing field and allotments (i.e. the proposed “Turnfields site”. (We need to check with Sally that this does not necessitate a Sustainability Appraisal).	Yes
8	2				In order to comply with the basic conditions paragraph 9.8 requires amending. Paragraph 9.8 should refer to up to 30 homes to reflect the imminent planning permission on the site north of Turnfields.	The INP accepts the VALP allocation of 20 homes and there is nothing in the plan that precludes up to 30 homes on the “Turnfields” site provided all other policy criteria are met and the plans are approved by AVDC.	Yes
8	3				An outline planning application has been submitted for up to 30 homes (17/02516/AOP) and is to be approved imminently pending final sign off. An illustrative parameter plan has been submitted to demonstrate that up to 30 dwellings is acceptable in planning terms and there is no objection from any technical consultee to this proposed amount.	The Ickford Neighbourhood Plan Group cannot accept “is to be approved imminently”, “is about to approved”, “planning permission is to be issued imminently” and “the imminent planning permission”. It will, however, modify the plan accordingly should planning permission be granted before publication of the Final Plan.	No

Table Two continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
9	1		F1		<p>Thames Water support Policy F1 and its requirement for development proposal to ensure that the level of flood risk does not increase and that where appropriate and effective SUDs are used to address surface water drainage. However with the above new charging schedule in mind we would request that additional supporting text requesting developers engage early with Thames Water is included to strengthen the section.</p> <p>Text along the lines of: “Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided. Thames Water encourages developers to use their free pre-planning service <a href="https://www.thameswater.co.uk/preplanning">https://www.thameswater.co.uk/preplanning</a>. This service can tell developers at an early stage if Thames will have capacity in their water and/or wastewater networks to serve their development, or what they will do if they don't. The developer can then submit this as evidence to support a planning application and Thames can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes.”</p>	Agreed to include additional paragraph/ policy as suggested.	Yes

Table Three – Comments arising from Consultation Process by AVDC

Appendix –Table of AVDC Comments on the Ickford NP Pre Submission documents, May 2019

Table A. comments on the Pre-Submission Plan

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
11	1	Through out	wording		The wording of policies needs to be tightened up to ensure they are unambiguous, targeted and effective. In particular ‘shall’ or ‘will’ should be used throughout the policies in stead of ‘should’ or ‘will be expected to’; ‘where possible’ should be ‘unless special justification is provided’ – which in turn should include criteria for special justification. Terms included in policies should be defined or have a definition in the VALP or NPPF referenced, i.e ‘visual intrusion’, ‘smaller homes’	Comment welcomed	Changes made
11	2	7		1.2	If the basic conditions are to be listed they should mirror the full wording of the conditions as per NPPG <a href="https://www.gov.uk/guidance/neighbourhood-planning—2#basic-conditions-for-neighbourhood-plan-to-referendum">https://www.gov.uk/guidance/neighbourhood-planning—2#basic-conditions-for-neighbourhood-plan-to-referendum</a> .	The full text of the basic conditions are complicated for the average reader to understand, particularly as they also refer to Orders. Reference to the source of the specific wording can be inserted, making it clear that the bullet points are a summary.	Yes, add in reference to full text of the basic conditions.

Table Three continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
11	3	9		2.1	The NPPF was updated in 2019 and references to it and individual paragraphs should be updated to accord with the latest version.	Comment welcomed, NP will be updated where necessary.	Update relevant paragraphs
11	4	9		2.1	“The NPPF states” should be replaced by “National Policy and Guidance states” or similar to reflect the changes in these since drafting.	Agreed.	Replace reference
11	5	10		3.4	A number of sources of flood risk are identified in the document including from Rivers, Surface water and Ground Water. This reference to ‘category 3’ should be amended to Flood Zone 3 which relates to risk from river flooding.	Agreed.	Replace
11	6	12		5.2	The policies in the Neighbourhood Plan will be used by AVDC as part of the planning judgement when considering applications within Ickford. It would be clearer to add to this paragraph “alongside other relevant policies and material considerations”.	Agreed.	Add in
11	7	13	Environment		The reference to flood risk reduction could be made more specific, i.e ‘to reduce flood risk to properties within the village’ or ‘to minimise the areas at risk of flooding from all sources’	Agreed.	Add in ‘to properties and roads within the village’
11	8	13	Traffic and Transport		The first bullet point should better reflect the tests for planning obligations for example reading “To ensure new developments have stated plans for any necessary improvements of parking, accessibility and traffic flow”.	Not all new developments will be under planning obligations, (e.g. work carried out by the Parish Council or permitted development) and therefore the insertion of the word ‘necessary’ is too detailed for the objective. The policy wording is that used in the determination of planning applications	No change
11	9	13	Community Facilities		As above, to be consistent with the use of planning obligations this bullet point should read “To ensure housing development has actionable and enforceable plans and planning obligations to enhance the community facilities”	Agreed.	Change objective
11	10	16	Views from the rear of properties		Paragraph 6.15 does not relate to views from the rear of properties, nor would this be appropriate as a spatial planning consideration. The paragraph could be better incorporated into the Landscape section, eg. After 6.6	Agreed.	Relocate text of paragraph 6.15 to after 6.6, delete subheading
11	11	17	NE1		The policy would benefit from adding a reference to the 2008 Aylesbury Vale Landscape Character Assessment at the end of the first sentence, so the first sentence finishes “...as informed by the 2008 Aylesbury Vale Landscape Character Assessment (as replaced)	Agreed.	Added reference

Table Three continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
	12		NE1		The policy would be more effective if it set out a specific approach for necessary lighting as proposed in VALP NE6 or alternatively set requirements in line with industry standards such as those produced by the Institute of Lighting Professionals for different environmental zones.	Agreed	Add reference
11	13	18	NE2		Biodiversity is only one aspect of green infrastructure and this presents challenges when trying to set requirements for both in a single policy. For example the value of green infrastructure in supporting healthy, active living and sustainable local access to parks, play areas etc are not necessarily related to biodiversity. It is recommended that two policies are formed, one setting standards for green infrastructure provision (including allotments) associated with development (see standards set in the Assessment of Open Space, Sports and Recreation Needs for Aylesbury Vale (2017)) and one providing detail on biodiversity net gain.	It is considered there is no need to repeat the required standards for GI/open space that are set out in the VALP which apply to new development	No change
11	13	18	NE2		The biodiversity policy will need a stronger position towards net gain as net gain is a stated 'aim' in the draft plan and is in line with VALP and central Government guidance. To achieve this the biodiversity policy should read: "Policy NEx Biodiversity: Developments must provide appropriate green infrastructure that results in a net gain in biodiversity. The use of a recognised habitat impact assessment will be required to assess any development impacts and produce the net gains for biodiversity required."	Agree, amend policy wording, but in line with recommendations from Bucks CC	Change plan
11	14	19		6.28	This paragraph should be removed or amended to address spatial matters i.e in landscape or heritage terms.	Agree this sentence is superfluous	Remove 6.28
11	15	19	NE3		This policy requires further supporting evidence in order to demonstrate how the proposed local green spaces meet the limited circumstances for designation set out in the NPPF. This should include a detailed assessment of all locally identified areas and evidence that those selected are demonstrably special and significant to the village. National guidance is clear that the majority of green spaces will not be appropriate for this designation. AVDC also require confirmation that the landowners for each proposed area have been notified of the proposal. The policies map should identify the local green spaces by name.	Agree, this work has been carried out and details are set out in the supporting Background Evidence Report	Change to Policies Map and policy to reflect technical work
11	16	20		7 Built Environment and Heritage	This section should be reduced to those elements which are necessary to support the policies, for example by highlighting particular characteristic heritage features. The heritage assessment in supporting information is the appropriate place for the detailed chronology of the settlement.	Do not agree, the document is not exclusively for AVDC Officers and developers. Heritage is an important part of the NP and residents would be interested in reading about the history of the village.	No change

Table Three continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
11	17	21	BEH1		The policy needs to more closely reflect the 2019 NPPF which refers to the significance of designated heritage assets and conditions the refusal of consent under para 195 due to substantial harm to a designated heritage asset “unless it can be demonstrated that the substantial harm is necessary. . .” (designated asset defined in Annex 2 includes conservation area). Similarly the setting of designated and non-designated heritage assets should be addressed by the policy, including where positive contributions are made as per NPPF para 200 on the setting of a designated heritage asset (which include conservation areas) “Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably”. There are also similarities in the use of ‘retain’ and ‘conserve’ which should be resolved either through the use of only ‘conserve’ or otherwise defining both terms and ensuring they are used consistently.	Agree, chapter needs to be updated to reflect NPPF which was published in 2019	Changes to wording of chapter and policies
11	18	22		7.10 – 7.13	The text should have consistent terms between ‘heritage assets’ and ‘historic environment’ and clarify that the NP identifies additional assets & aspects of the historic environment which do not already have protection, the NPG may wish to consider other elements of the historic environment beyond structures. Similarly greater consistency and clarity should be made recognising ‘buildings of local note’ as ‘non designated heritage assets’. 7.12 implies there are other non-designated assets which are not identified for inclusion, this inconsistency should be rectified.	Agree, chapter has been reworded	Changes to wording of chapter and policies
11	19	22	BEH3		The Policy should specify that it identifies only non-designated assets and more closely reflect NPPF para 197: “...a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.	Agree	Change
11	20	23, 25, 27, 30, 34	Comments		The comments should not be included as part of the Neighbourhood Plan document but is more appropriate for inclusion within the consultation statement required for submission.	Do not agree, it is important for residents to see their comments in the NP. Formatting could be changed to separate the comments from the text of the NP	Format change
11	21	23, 24,	Flooding and Drainage		This chapter needs to more accurately reflect and distinguish between the multiple sources of flood risk which are present in the Parish. This is particularly important when using technical terms such as Flood Zone 3 which relates to river-flooding only. The chapter should refer to the likely effects of climate change and the latest guidance from the Environment Agency regarding how flood risk should be considered for new development as well as the sequential test set out in the NPPF. Given the significance of this issue for the parish it might be beneficial to secure input from the flood risk specialists at Buckinghamshire County Council as Lead Local Flood Authority. It would be beneficial to have other sources (ground water, surface water) of flood risk mapped and referred to within the Neighbourhood Plan.	Comments have been received from BCC and Thames Water and changes made to the text	None as a result of this general comment



Table Three continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
11	22	24	F1		The Policy should refer to the sequential test, likely effects of climate change & highlight that, where a flood risk assessment is needed, the suitability of conventional SuDS will need to be explored at site-level given the hydrogeological characteristics of the parish.	Agree, these issues will be mentioned in the text, but not necessary for the policy to be altered significantly	Change
11	23	25	ND1		This Policy should be amended to refer to 'development' or 'dwellings' rather than 'new buildings' and 'do not cause unacceptable harm' rather than 'are not harmful' in order to provide an appropriate scope and balance towards achieving sustainable development within the settlement boundary. For development outside the settlement boundary the policy should refer directly to housing to reflect the default avoidance of isolated homes in the countryside in the NPPF para 79, as there will be a range of countryside related development (including buildings) which will remain acceptable in planning terms.	Agree to the first part of these comments, however, there may be proposals for buildings outside the settlement boundary which are not houses and do not respect the character of the countryside, e.g. commercial buildings or tourism facilities. Therefore 'development' should be retained in the second sentence.	Change first sentence of policy
11	24	26	ND2		The final bullet point is considered overly restrictive and should be amended to read 'cause unacceptable harm' rather than 'adversely affect'	Agreed.	Change policy
11	25	27	ND3		The final two bullet points should be combined and refer to proportional contributions to meet the tests for planning obligations associated with the standards and policies in VALP. i.e "contributes proportionally towards any necessary improvements to green infrastructure including allotments, recreational facilities and community facilities in Ickford".	Agreed in principle, but if the developer offers over and above the s106 tests, the policy wording should not be preventing that from happening. The wording is flexible enough for either situation, it is the planning application process that will determine the appropriate level of contributions.	No change
11	26	30	ND4		This Policy is currently ambiguous and should identify specific preferences or requirements on the basis of local evidence. I.e what proportion of affordable should be sought? Same as HEDNA & VALP or different? What constitutes a "smaller home" in this policy – is it 2-3 beds as the explanation in para 9.19? Definition of terms and clarity are needed to make the policy effective. In the absence of local evidence the policy could be better worded "In new residential developments there should be a variety of dwelling types and sizes. In particular, schemes containing smaller more affordable market homes suitable for young families and affordable housing for rent and home ownership, will be supported."	Agreed, there is no specific evidence supporting the need for a particular size, type or tenure of new home, so replacement wording is welcomed. Also replacing 'more affordable' with 'less expensive'	Change policy
11	27	30		10.1	Is there evidence to support the statement "These large vehicles have a serious impact on safety"? If not this should be weakened to 'perceived safety'.	There is some anecdotal evidence of minor damage to cars. And concerns expressed through consultation.	Change wording

Table Three continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
11	28	31		10.5	National Policy is clear that major development sites should demonstrate that there is no increased flood risk off-site, as such 'and any large increase in housing in the village.' Should be removed.	Do not agree to removing the wording, but the wording can be changed to reflect the potential for additional flooding arising unless new development is designed to minimise that risk.	Add in comment regarding national policy
11	29	32	TT1		Traffic calming infrastructure and new pavements can only be required where necessary as per the tests for planning obligations, as such 'and necessary' should follow 'where appropriate'. The standards of parking provision should be in line with the adopted standards in the BCC Guidance 2015 until they are superseded by specifications brought forward as part of VALP, unless local evidence is available justifying a differing standard. A definition of 'small garage' should be defined if it is to be included and the stipulations for permeable surfacing should be 'where appropriate' as per comments regarding bespoke SuDS above.	Agreed	Change wording
11	30	33		11.3	It is expected this should read 'The village is served by broadband internet, as well as..'	Agreed	Change wording
11	31	33	E1		This policy should specify, or reference a list of, what constitutes 'economic development' i.e those identified in para 11.1? 'unacceptable' should be added before 'negative impact' in order for the requirements to be flexible enough for use. Similarly, 'Future developments shall provide potential for internet connection where possible'. The policy should specify if it relates to the whole plan area (parish) or only to development within the settlement boundary.	There is no need to identify individual businesses in the policy itself. The Np timespan is 15 years and there should be enough flexibility in the policy to support business development in general and not just the specific businesses that happen to be in the Parish at present.	No change
11	32	34		12.1 & 12.2	This paragraph should be amended to identify the facility as contributing to the community, not the leaseholder: i.e 'as a business, contributing much to the community feel of Ickford.' Similarly 'by a local builder' should be removed as is superfluous.	Agreed	Wording changed
11	33	35	CF1		The policy should refer to the facilities identified as being "valued facilities and services" as per NPPF para 92 c. The 4 facilities mentioned should be identified on the policies map in the annexes if not adjacent to the policy. Again 'negative impact' should be 'unacceptably negative impact' to be workable. And 'be strongly resisted' should be 'not be supported, unless it is clearly...'	Agreed	Policy wording amended
11	34	36		13.4 & 13.5	Known infrastructure projects or priorities that CIL income might be applied towards could be highlighted here.	A list of community aspirations has been added	Change plan
11	35	3	Annex 1		Map should have greater contrast to show field boundaries more clearly.	This may not be possible depending on the OS base used.	Change
11	36	38	Annex 2		The local green spaces should be clearly distinguished from other designations and labelled to correspond with their listing in the policy. It doesn't appear necessary to have the conservation areas on this map as they are within Annex 3 which relates primarily to heritage matters.	Agreed	Change plan

Table Three continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
11	37	39	Annex 3		The discrepancy between 'views' and 'key views' should be resolved	Agreed	Change plan
11	38	42	Annex 5		Any additionally defined terms should be included in an updated glossary. Flood Risk should differentiate between Flood Zones (river flooding) and other sources.	Agreed	Change plan

Table B. comments on the Background Evidence Report:

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
			General		There are a number of strong statements and positions set out in the evidence report and in some instances seems to go further than the draft plan and policies as to how sustainable development can be achieved in the parish. It might be beneficial to review the statements in both to ensure the evidence supports and matches the proposed policies.	The evidence report will be revisited. However, the evidence base may refer to the evidence collected by the Np team which does not translate into a specific policy in the Np, sometimes due to the difficulties in collecting robust evidence, sometimes because the issues are not strictly land use based. The Np has sought to reflect the key issues identified in the background report as far as possible. A sentence has been added to the introduction to explain this.	Changes made
		5	Introduction		'How the Neighbourhood Plan fits within the Local Plan' lines 14-16. This needs changing to say "In summer 2016, a Draft Plan was published and in Autumn 2017, the Proposed Submission Draft was published. The Plan was submitted for Examination in February 2018 and Examination Hearings took place in July 2018.	Amended	
		7		Table	The NPPF should say (2019) version	Agreed	
		9		Table	The VALP covers the period 2013-2033 . The Aylesbury Vale Green Infrastructure Strategy was published in 2011.. Aylesbury Vale HELAA v4 was produced in 2017.	Agreed	
		7		Table	The NPPF should say (2019) version	Agreed	
		13		Box 3	The risk (severity and likelihood) of flooding is expected to increase rather than 'might' – details of the projected changes under different scenarios is available in EA guidance on flood risk allowances.	Reference included	
		14, 15		Key water issues for Ickford	Reference to the need for SuDS should be aligned with NPPF para 163 in that development should not increase flood risk elsewhere. Similarly conventional SuDS may not be appropriate due to the hydrogeological characteristics of the parish. The evidence document could include further detail of groundwater and surface water flood risk including maps.	Reference included	

## Table Three continued

Table C comments arising from Consultation Process by Bucks CC:

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
<b>TRANSPORT STRATEGY &amp; HIGHWAYS</b>							
12	1				CC is supportive of Policy TT1, specifically; <i>New development in the parish will only be supported where it can be demonstrated that any severe adverse impacts on the road network would be mitigated and pedestrian safety would not be compromised.</i>	Noted	No change
12	2				This is supported by the NPPF, in particular paragraphs 108, 109 and 110[1]. However, BCC suggest '...any severe adverse impacts on the road network...' is amended to '...any severe adverse residual cumulative impacts on the road network... and highway safety would not be compromised'. The reference to cumulative impacts ensures developers take into account the impact of sites in proximity, in addition to that being specifically assessed. Whilst BCC understand the Parish are concerned with respect to pedestrian safety, referring to highway safety is encompassing and would therefore be a reference to both vehicular and pedestrian safety.	Agree with comments	Change wording of Policy
12	4				Where the Policy states; 'All development should provide adequate off-street parking', the Parish Council should take into consideration that BCC and Aylesbury Vale District Council(AVDC) have both published guidance for parking schemes associated with new developments. We would advise that the Parish Council to look at AVDC's Parking Guidelines when determining the number and size of parking spaces required with new developments. With respect to the references to parking, parking currently needs to be provided in accordance with the Aylesbury Vale Parking Guidance[2]. Unfortunately, tandem parking is not restricted in this guidance and as such the highway authority would find it difficult to sustain an objection to such a layout in an appeal situation	AVDC parking guidance is referenced, but is not yet in place. (AVDC are using BCC standards, so the referenced standards are a summary of the BCC standards) Tandem parking is not helpful because it leads to parking on the highways and it is hoped that the new guidance will make reference to this issue.	No change
12	5				Policy TT1 states that traffic calming will be required. Traffic calming usually requires a TRO and as such is subject to public consultation. In addition, some elements of traffic calming require enforcement, such as a 20mph speed limit / parking restrictions. As such, it is not appropriate to state that they 'will be required'. It should further be noted that the County Council would not support the implementation of a 20mph speed limit. Vertical traffic calming features are unlikely to be supported by the Highway Authority as consideration should be given to the associated impact of such measures such as an adverse impact on bus routes, noise, vibrations, increased omissions and maintenance (and possible bus routes). Horizontal traffic calming also has implications and therefore further research into what would be considered acceptable would be required. The document	It is important that traffic calming is provided as part of potential new housing development in the village. Recognising that any planning application will have requirements placed on the scheme by the Highways Authority, the Np can refer to 'required' traffic calming.	Replace 'appropriate' with 'required'

Table Three continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
					could state that 'consideration be given to traffic calming'. However, a number of factors will determine the appropriateness and therefore provision of such proposals, for example existing speeds through the village determined from surveys and the scale of development, as planning obligations must meet all of the following tests: a) necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development.		
12	9				BCC understands the challenges in encouraging walking and cycling in the village due to the nature of the roads. However, the Council is supportive of sustainable travel and therefore welcomes any improvements to cycling and walking infrastructure. The Council would like to see the delivery of cycle paths and walkways as part of any new development that allows Thame, Oxford, Aylesbury and Haddenham and Thame Parkway station to be accessed without the use of a car. The County Council has no objection to the provision of improved footways through new developments, where appropriate.	Noted	No change
12	10				In order to improve highway safety around Ickford School, the County Council would encourage parents to travel more sustainably. This is best accomplished by working with the school and BCC through the School Travel Plan Process[3]. By working with the County Council and introducing some soft measures to promote sustainable travel, parents can make adjustments to their travel habits. This will also promote mental and physical wellbeing for the children attending the school.	Noted	
12	11				Concerns around the increasing numbers of HGVs travelling through the village, which pose a risk to road safety and also risk potential damage to grade II listed structures and road surfaces. Following the adoption of BCC's Freight Strategy in 2018 and the subsequent employment of a Freight Officer, we would gladly work with the parish to investigate freight challenges and develop solutions appropriate to the scale of the challenge faced.	Noted	

Table Three continued

Responder Number	Comment Number	INP Reference			Comment	Response	Change Required
		Page	Policy	Para			
<b>ECOLOGY</b>							
12	13				Whilst it is understood that this document has a limited scope, there are a few omissions with respect to biodiversity, details of which are provided below:	Noted	No change
12	14				1. In addition to productive farmland, hedgerows and watercourses, Ickford Parish encompasses one non-statutory site of nature conservation interest, namely Waterperry Fields Biological Notification Site (BNS). It is recommended that updated information on biodiversity assets within and immediately adjacent to the Parish is sought from BMERC (Buckinghamshire and Milton Keynes Environmental Records Centre [1], and that Waterperry Fields BNS is mentioned in Paragraph 6.19. Development on or adjacent to non-statutory sites should be avoided.	Noted and information added	Change to text
12	15				2. BMERC also holds a number of records of legally protected and notable species within and immediately adjacent to Ickford Parish, including great crested newt, water vole, bats, badger, protected and notable birds, notable invertebrates and plants. Protected and notable species are material considerations in planning applications and should be fully assessed and mitigated for as part of any development application.	Noted and information added	Change to text
12	16				3. The southern part of the Ickford Parish is located within the Thame Valley Biodiversity Opportunity Area (BOA). BOAs are the most important areas for biodiversity in the county and represent the regional priority areas of opportunity for restoration and creation of Priority Habitats. This information should be included.	Noted and information added	Change to text

## Annex 33.

### Update of progress with the Neighbourhood Plan in the August 2019 edition of the Ickford Informer.



Despite the uncertainty created by waiting for the Inspectors' decision on the Public Inquiry for 42 Worminghall Road, and the impact a decision in favour of this would have on the Neighbourhood plan, we are continuing with the process. The revisions required to go to the next level of consultation and then independent examination are nearly complete, and we remain broadly on track with our timescale.

*Martin Amitstead*

# Annex 34.

## Website Update August 2019

The screenshot shows the Vision for Ickford website. At the top, there is a logo for 'Vision for Ickford Neighbourhood Development Plan'. Below the logo is a main heading: 'Ickford Village will maintain its special character whilst embracing the whole community'. A navigation menu includes links for Home, Our Vision, Objectives and Aims, What is a Neighbourhood Plan, Ickford History, Social Village Events, and The NP Committee. A large image of a sunset over a river is featured below the navigation. The main content area is titled 'August 2019 update' and includes a sidebar with a 'Connellmarketing' profile and a 'Vision for Ickford Neighbourhood Development Plan' logo. The main text of the update discusses the uncertainty of a public inquiry decision and states that the process is continuing. It is signed 'Martin Armitstead.'. To the right, there is a 'NEIGHBOURHOOD PLAN GROUP' section, a search bar, and a 'RECENT POSTS' list containing various update dates and community events. At the bottom, there is a 'Leave a Reply' section with a comment form and a 'RECENT COMMENTS' section.



## Annex 35.

### Update of progress with the Neighbourhood Plan in September 2019 - Website



#### Following a short delay, the Ickford Neighbourhood Plan is now back-on-track

The public enquiry into 42 Worminghall Road and the subsequent possibility of a Judicial Review into the outcome, resulted in almost 3 months delays to progressing the Neighbourhood Plan, due in the main to the impact that this development will have on the settlement boundary and proposed policies.

Now we know that there will not be a review, we can make the required adjustments to the plan, and it is now the intention of the team to have this and the required background evidence and other supporting documents submitted to AVDC by the end of October. This should allow the next 6 week statutory consultation period to be completed, we hope before Christmas, so that final adjustments can be done before the formal independent examination and referendum.


It is a very lengthy and cumbersome process, and we would not be as advanced as we are were it not for the commitment and dedication of the team.

We will keep publishing updates on the website and in the Ickford Informer.

*Martin Armitstead*


## Annex 36.

# Website Update September 2019


  
**Vision for Ickford**  
Neighbourhood Development Plan


### Ickford Village will maintain its special character whilst embracing the whole community

Home   Our Vision, Objectives and Aims   What is a Neighbourhood Plan   Ickford History   Social Village Events   The NP Committee  
Neighbourhood Plan and Supportive Documents



## September 2019 update

  
Connellmarketing  
2nd October 2019  
General Information,  
Progress update

  
**Vision for Ickford**  
Neighbourhood Development Plan

### Following a short delay, the Ickford Neighbourhood Plan is now back-on-track

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It is a very lengthy and cumbersome process, and we would not be as advanced as we are were it not for the commitment and dedication of the team.

**NEIGHBOURHOOD PLAN GROUP**

The Neighbourhood Plan Group has adopted the Code of Conduct of Ickford Parish Council, as published on the Ickford Community website, and conforms to this in all matters to do with the Neighbourhood Plan.

Search

**RECENT POSTS**

- September 2019 update
- August 2019 update
- Public Consultation Period has ended
- April 2019 Update – A short reminder to Villagers
- April 2019 Update – Neighbourhood Plan has now successfully passed AVDC screening
- February 2019 Update
- Draft Neighbourhood Plan now produced for ICKFORD
- November 2018 Update
- A big thank you to all Ickford residents that came to the presentation today at the Village Hall
- Dear Ickford Resident
- Annual, Shabbington Sazm Rally meeting in Ickford 2018
- Annual, Ickford v Tiddington Tug of War 2018
- Help Ickford's Neighbourhood Development Plan to avoid overdevelopment
- Ickford Village Wildlife Survey
- Vision for Ickford – Progress Update July 2018

# Annex 37.

## Website Update December 2019



### Ickford Village will maintain its special character whilst embracing the whole community

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### December 2019 update

[7th December 2019](#)  
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The Neighbourhood Plan and associated support documents have now been submitted to AVDC for their review and for the final round of consultation. Following this, it will be submitted for independent assessment and, once over all these hurdles, will be put forward for a 'referendum' within the village. It might be premature to say the end is in sight as there are likely to be further changes due to the second round of consultation and the review, but hopefully after two years of dedication and hard work by the team, this may be the case.

All documents are available for you to read on this website.

### September 2019 update

[2nd October 2019](#)  
[General information](#)  
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**Following a short delay, the Ickford Neighbourhood Plan is now back-on-track**

#### NEIGHBOURHOOD PLAN GROUP

The Neighbourhood Plan Group has adopted the Code of Conduct of Ickford Parish Council, as published on the Ickford Community website, and conforms to this in all matters to do with the Neighbourhood Plan.

#### RECENT POSTS

- December 2019 update
- September 2019 update
- August 2019 update
- Public Consultation Period has ended
- April 2019 Update - A short reminder to Villagers
- April 2019 Update - Neighbourhood Plan has now successfully passed AVDC screening
- February 2019 Update
- Draft Neighbourhood Plan now produced for ICKFORD
- November 2018 Update
- A big thank you to all Ickford residents that came to the presentation today at the Village Hall
- Dear Ickford Residents
- Annual, Shabbington Stream Rally meeting in Ickford 2018
- Annual, Ickford v Tiddington Tug of War 2018
- Help Ickford's Neighbourhood Development Plan to avoid overdevelopment.
- Ickford Village Wildlife Survey

#### RECENT COMMENTS

- Andrew Osborn on April 2019 Update - A short reminder to Villagers
- Brian Woodham on Help Ickford's Neighbourhood Development Plan to avoid



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