



Background Evidence Report

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

December 2019



Vision for Ickford

Neighbourhood Development Plan

www.visionforickford.co.uk

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Disclaimer

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Background Evidence Report

Introduction

Purpose of this Background Evidence Report

This document is the Background Evidence Report for the Ickford Neighbourhood Plan. It brings together all the information used to provide evidence for the policies in the Neighbourhood Plan.

Some issues will be dealt with elsewhere by the parish council, not all identified issues will appear as policies in the Neighbourhood Plan.

What is a Neighbourhood Development Plan?

A Neighbourhood Development Plan (NP or 'Neighbourhood Plan') is a new way for communities to decide the future of the places where they live and work which was introduced by the Localism Act 2011. It seeks to enable local communities to take a more active role in the development of planning policies at a neighbourhood level and the preparation of development proposals, reflecting local need and aspirations. Once adopted a NP is a material consideration and has the same weight in decision making as the district local plan.

How the Neighbourhood Plan fits within the Local Plan

The Neighbourhood Plan will be in conformity with national planning policies and the Aylesbury Vale District Plan (2004)(saved policies), which sets the strategic planning context and policies for the District. The Neighbourhood Plan will therefore draw on neighbourhood planning principles, developing more detailed policies specific to Ickford.

Following a finding by the Planning Inspectorate that certain aspects of the Vale of Aylesbury Plan were unsound, the Plan was withdrawn on 5 February 2014. Aylesbury Vale District Council (AVDC) are developing a new plan: the Vale of Aylesbury Local Plan (VALP). This will include the overall strategy for the district, alongside site allocations, and development management policies. In summer 2016, a Draft Plan was published and in Autumn 2017, the Submission Draft was published. The Plan was submitted for Examination in February 2018 and Examination Hearings took place in July 2018. Interim findings of the Inspector can be found on the Aylesbury Vale District Council website. This Plan is at an advanced stage, and the direction of the policies has been taken into account in the drafting of the Neighbourhood Plan.

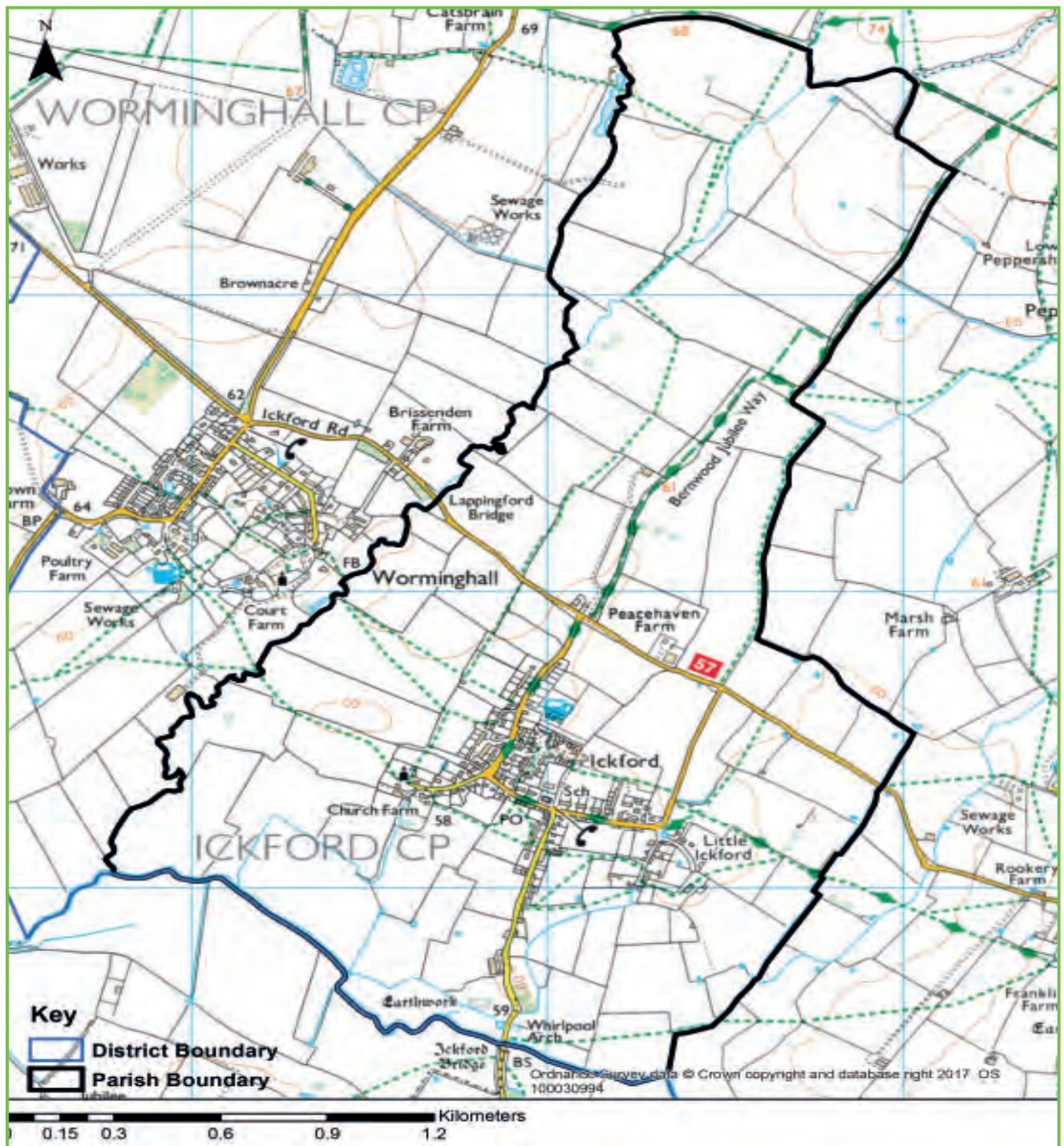
Key Facts

Ickford is a rural village located in the west of Aylesbury Vale, surrounded by gently undulating farmland. The parish is bounded on the south by the River Thames which also forms the county boundary between Buckinghamshire and Oxfordshire. To the west it is bounded by Worminghall Brook with other tributaries of the River Thames to the north and east. The nearest larger settlement is the market town of Thame in Oxfordshire which is approximately 3.9 miles distant. The older parts of the village are concentrated

in four main areas - Little Ickford, Church Road, Worminghall Road and Bridge Road with modern, largely late 20th century infilling now connecting these areas.

This report, where possible, uses the most up to date information available and this can be updated as the plan progresses and new information is available. Where it has not been possible to use information specific to Ickford, either ward level or Aylesbury Vale district wide data has been used.

Extent of Neighbourhood Plan Area



Policy Context

The Neighbourhood Plan will be influenced in various ways by other policies, plans or programmes, or by external sustainability objectives such as those laid down in policies or legislation.

The Ickford Neighbourhood Plan is proposing future development in line with the district planning policy – the Vale of Aylesbury Plan. The district wide SA scoping report has already identified the majority of plans or programmes covering Ickford parish, but relevant policy documents are listed below.

Relevant programmes and Policies

POLICY	RELEVANT OBJECTIVES	HOW IT AFFECTS OUR NEIGHBOURHOOD PLAN
<p>European Policy European Water Framework Directive, December 2000 (transposed into English and Welsh law in December 2003)</p>	<p>The Water Framework Directive (WFD) aims to improve the quality of water through the establishment of river basin districts, for which environmental objectives will be set, including ecological targets for surface waters. The Water Framework Directive will help protect and enhance the quality of; surface freshwater (including lakes, streams and rivers); groundwaters; groundwater dependent ecosystems estuaries and coastal waters out to one mile from low-water.</p>	<p>The NP will need to ensure that it does not conflict with the aims of the Water Directive.</p>
<p>Floods & Water Management Act 2010</p>	<p>Floods & Water Management Act seeks to “localise” responsibility for flood risk, particularly from ordinary watercourses. Key policies within the act include: providing the Environment Agency with an overview of all flood and coastal erosion risk management and unitary and county councils to lead in managing the risk of all local floods; encouraging the uptake of sustainable drainage systems and providing for county councils to adopt Sustainable Urban Drainage Systems for new developments and redevelopments;</p>	<p>The NP will need to take into account the requirements of the Act and accompanying evidence documents through working with the Environment Agency and water companies where development might affect flood risk. The NP will also need to take into account the findings of the AV Strategic Flood Risk Assessment 2012, Water Cycle Study 2017 and Buckinghamshire County Council’s Preliminary Flood Risk Assessment 2011.</p>
<p>National Planning Policy Framework (2019)</p>	<p>The NPPF is a concise replacement for Planning Policy Statements. Its key principle is the delivery of sustainable development and it provides the government’s policy for achieving this in the following areas:</p> <ol style="list-style-type: none"> 1. Ensuring the vitality of town centres 2. Building a strong, competitive economy 3. Ensuring the vitality of town centres 4. Promoting healthy and safe communities 5. Promoting sustainable transport 6. Supporting high quality communications infrastructure 	<p>The ethos of sustainable development that the NPPF promotes should be assumed throughout the Neighbourhood Planning process. More specifically the objectives of the plan closely mirror those of the NPPF (with some omissions and additions given the flexibility of Neighbourhood Planning). The NPPF’s instruction on</p>

POLICY	RELEVANT OBJECTIVES	HOW IT AFFECTS OUR NEIGHBOURHOOD PLAN
	<p>7. Making effective use of land</p> <p>8. Achieving well designed places</p> <p>9. Protecting Green Belt land</p> <p>10. Meeting the challenge of climate change, flooding and coastal change</p> <p>11. Conserving and enhancing the natural environment</p> <p>12. Conserving and enhancing the historic environment</p> <p>13. Facilitating the sustainable use of minerals</p> <p>The NPPF also provides important guidance on the role of Neighbourhood Planning. Neighbourhood Planning is described as a ‘powerful set of tools’ although there are several conditions attached to its use. Most importantly:</p> <ul style="list-style-type: none"> • Neighbourhood Plans should be in general conformity with the strategic policies of the Local Plan and so should support rather than undermine these policies. • Neighbourhood Plans should not promote less development than set out in the Local Plan. 	<p>the relationship between the Local Plan and Neighbourhood Planning should also be acknowledged through close working with the Local Authority. Most importantly, all policies generated throughout the planning process should be cross-referenced against the relevant section in the NPPF to ensure conformity.</p>
<p>Aylesbury Vale District Local Plan (2004)</p>	<p>This is the current statutory development plan for the area. No large scale housing or employment development is proposed for Ickford parish. The most relevant part of the Plan is Chapter 10: Rural Areas.</p> <p><i>‘The strategy of the Plan as a whole is to concentrate most development at Aylesbury and then at the largest rural settlements of Buckingham, Wendover, Winslow and Haddenham. The general strategy for the Rural Areas is to apply more restrictive policies controlling housing development than has been the case in the past. This is to ensure that most development is in the most sustainable locations. Therefore, in smaller settlements, development will be severely restricted, and in the countryside, development will only be permitted in exceptional circumstances.’</i> All policies except those relating to Green Belt, AONB and special landscape areas are relevant to consideration for proposals in Ickford parish.</p>	<p>The policies can be considered as an umbrella statement of policy affecting Ickford. They will be replaced by the Local Plan and NP as the statutory development plan for the area.</p>

POLICY	RELEVANT OBJECTIVES	HOW IT AFFECTS OUR NEIGHBOURHOOD PLAN
<p>Vale of Aylesbury Local Plan (2013 to 2033)</p>	<p>The VALP is a comprehensive development plan document currently being produced by AVDC.</p>	<p>By the time the Neighbourhood Planning process is complete, the VALP will be the Local Plan that the NP must be in conformity with. As such its progress affects the Neighbourhood Plan more than any other listed here.</p>
<p>Buckinghamshire Housing and Economic Development Needs Assessment (Update) 2016</p>	<p>This report was prepared for Buckinghamshire, including AVDC by ORS and Atkins. It sets out the dynamics of the housing market and economy within the Vale (and County), assesses population trends, and develops a number of linked scenarios for future housing development and employment growth. It will be a background document for the VALP</p>	<p>The report should be considered as part of the evidence base for the NP.</p>
<p>Aylesbury Vale Green Infrastructure Strategy 2011</p>	<p>The Aylesbury Vale Green Infrastructure Strategy sets the framework for the creation and management of Green Infrastructure (GI) in the Aylesbury Vale District. The strategy identifies the Northern part of the District as an area lacking in GI provision. It provides 9 principles for the creation of successful GI</p>	<p>The Plan objectives should incorporate the aspirations of the Green Infrastructure Strategy. In addition to this, the strategy should be realised in conjunction with existing Landscape Character Assessment (2008) as well as the Buckinghamshire and Milton Keynes Biodiversity Action Plan (2009).</p>
<p>Aylesbury Vale HEELA v4 2017</p>	<p>The 2016 Housing & Economic Land Availability was produced in compliance with the NPPF to inform the VALP. Sites were identified and assessed according to various criteria across all of the District.</p>	<p>The findings of the SHLAA should inform the options stage of the SA and Site Selection/assessment. 4 sites were proposed and assessed in Ickford for housing. (Page 401) Only 1 for 5 dwellings was identified as suitable for 5 units.</p>
<p>Aylesbury Vale Strategic Flood Risk Assessment Level 1 (2017)</p>	<p>This assessment was undertaken to provide a robust evidence base for flooding across the vale and to determine its implications on land-use planning.</p>	<p>The data in the SFRA can be utilised at the options stage whilst its findings more generally are cited in the scoping report when describing flooding issues in Ickford.</p>

POLICY	RELEVANT OBJECTIVES	HOW IT AFFECTS OUR NEIGHBOURHOOD PLAN
Aylesbury Vale Water Cycle Strategy Phase 1 (2017)	This strategy was produced to ensure that future development does not overwhelm existing water infrastructure and identified technical problems and solutions to ensure this.	The strategy was undertaken with regional strategy growth figures in mind, its findings are therefore not reliable considering types and locations of potential development are likely to be different now. However, the raw data used and generated by the document will be useful when refining options.
Aylesbury Vale Landscape Character Assessment (2008)	This document provides a full description of the landscape typology across the Vale.	Evidence in the LCA for the landscapes around Ickford should be used where appropriate.
Buckinghamshire County Council Local Transport Plan 4 (2016) and Local Area Transport Plans	This is the primary document outlining Buckinghamshire's transport policies and strategies over the period 2016-2036. In addition to the generic aspirations and objectives across the county.	The Neighbourhood Plan objectives should accommodate the priorities of the BLTP and alternatives should be developed within this appraisal that deliver upon its aspirations.
Buckinghamshire & Milton Keynes Historic Landscape Characterisation 2006	This report and technical appendices explains how and why the landscapes looks as it does, how old the landscapes are and how they have changed due to human processes	Evidence in the HLC for the landscapes around Ickford should be used where appropriate.
Buckinghamshire Historic Environment Record		Evidence in the record for Ickford should be taken into account where appropriate.
Settlement Hierarchy Assessment 2017	The aim of the assessment is to determine the capacity of settlements to accommodate sustainable development and the likely role of each settlement within the district.	Ickford is a 'smaller village' due to its lack of local services and distance from a main town (Thame 4.5 miles)

Information Sources

The sections below cover evidence, much of which is drawn from the Ickford 'Fact-Pack' (FP) produced by the District Council to describe the baseline environment for the Ickford but also from the 2001 & 2011 Census and AVDC monitoring information

Review of Evidence

Biodiversity, Flora and Fauna

Plans and programmes at all levels focus on the conservation of biological diversity (including a reduction in the current rate of biodiversity loss), and the protection and monitoring of endangered and vulnerable species and habitats. Emphasis is also placed on the ecological importance of brownfield sites, geodiversity, and enhancing areas of woodland and other important habitats. The integration of biodiversity considerations into all environmental and socio-economic planning is strongly advocated.

National Designations

There are no national nature designations within the Parish area. Within the Aylesbury Vale District there are several national designations including Sites of Special Scientific Interest and Areas of Outstanding Natural Beauty, however none of these lie close to the Ickford Neighbourhood Area so development in Ickford is unlikely to have a negative impact upon these designations.

The “appropriate assessment” for Aylesbury Vale has scoped out any impact on European designated sites close to Ickford.

(Extract From Ickford Fact Pack)

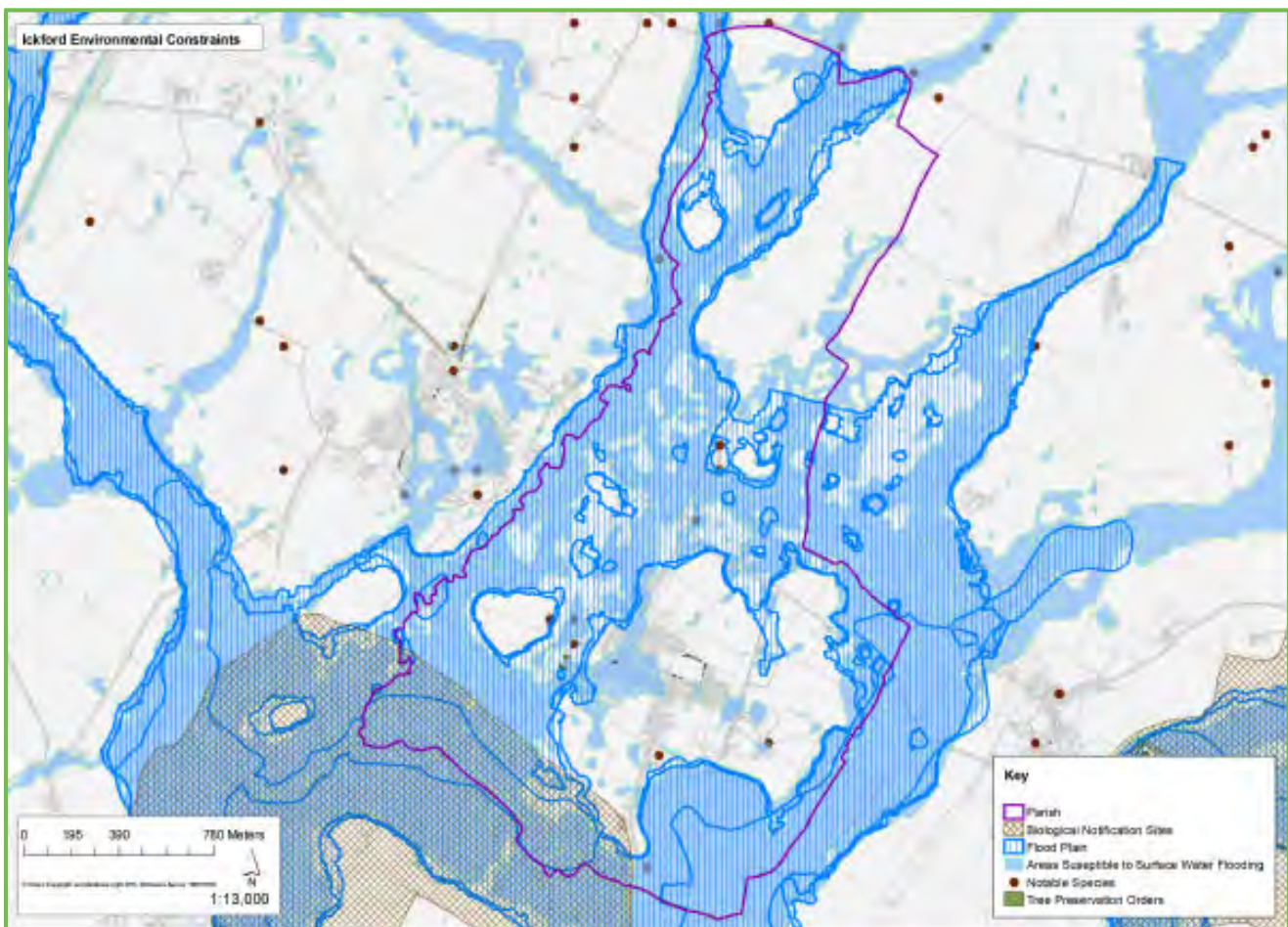
Local level designations

Ickford and the surrounding area provides a habitat for a range of flora and fauna. The characteristics of the habitat are meadowland, river and ditches, well established hedgerows and some woodland. Historically annual flooding in the vicinity enables, particularly in winter and spring, important migratory bird species to prosper.

The Fauna recorded includes 21 species of butterfly, 36 bird species and more than 12 different mammals. The local habitat also supports a range of moths and other insect and reptile species. Predominately these recordings are verified by wildlife specialists including BBONT, British Butterfly Conservation Trust and others who survey the locality on an ongoing basis.

The Flora of the area is typical of a meadow and riverside environment though modern day agricultural practices have impacted the range of wildflowers recordable. The surrounding area once had extensive numbers of Elm trees but now Oaks, Willow, Lime trees and Black Poplar are notable. In the churchyard and Rectory there are examples of a number of different specimen trees with ancient Yew and Lime trees being fine examples.

A Survey has been carried out as part of the Neighbourhood Plan process and the results are appended at Appendix A.



Box1: Key Biodiversity Issues for Ickford

Although there is no national biodiversity designation in the Ickford neighbourhood area, there needs to be :

- Protection of the specialist habitat particularly hedgerows, and natural floodplain which is nationally important for certain wildfowl species eg Curlew
- Ongoing protection of important tree species eg Black Poplar and Lime.
- The encouragement and conservation of important local species to include Great Crested Newt, Bats and birds such as Barn Owl, other raptors and visiting wildfowl.
- Conserving and developing the villages open spaces.
- The active involvement of the school and wider community in educational and conservation projects as well as on going recording of species.

Soil and Geology

Agricultural Land Classification

National policy (NPPF) states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land (grades 1, 2 and

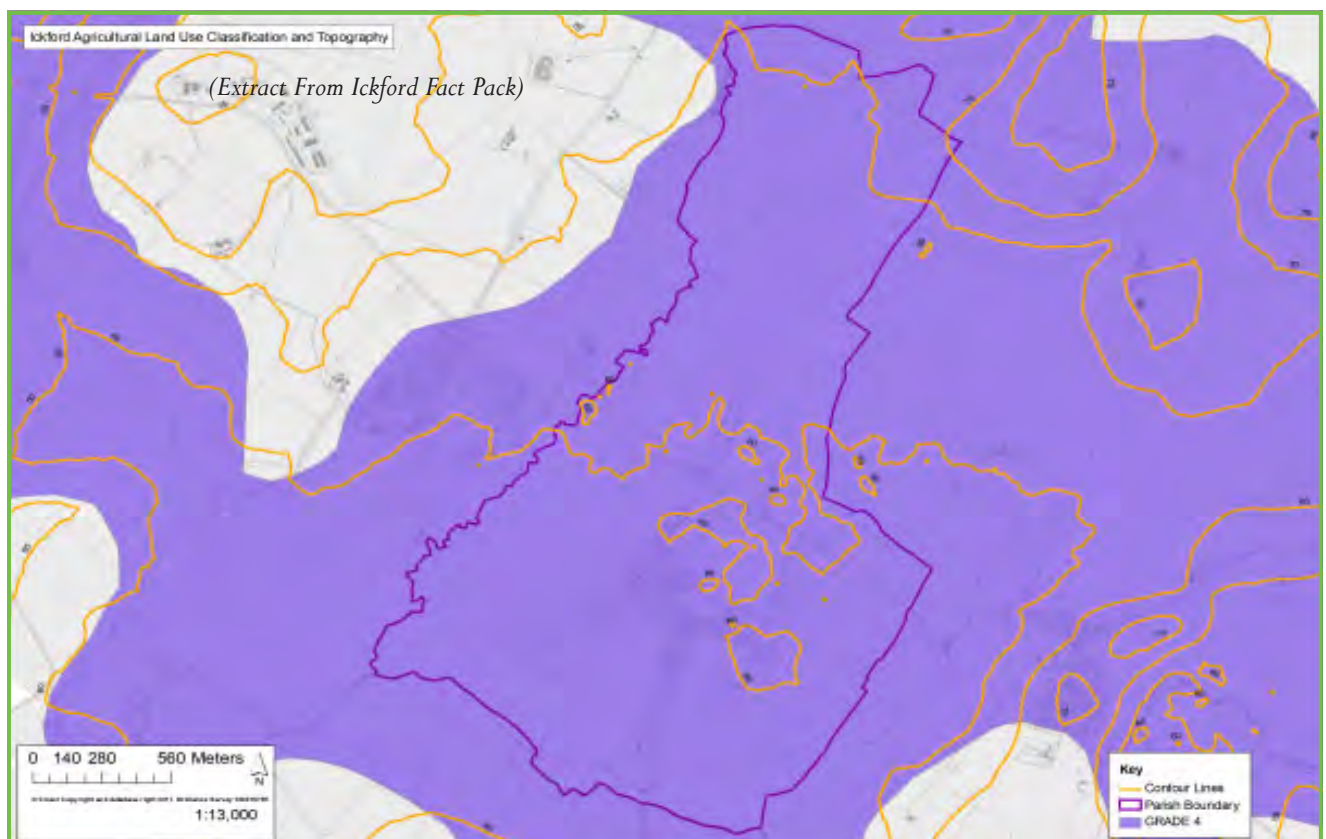
3a). Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land. Further investigation may be required to determine whether the areas of grade 3 is grade 3a or grade 3b if the plan wants to allocate sites for development.

The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. For Ickford village all of the settlement is considered to be Grade 4.

Grade 4: poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very dry arable land.

Brownfield Land

National planning policy (NPPF) states that Plans should allocate land with the least environmental or amenity value, where consistent with other policies in the Framework. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.



Within Ickford village itself there are no currently disused brownfield sites of a large enough size and suitable location to be used for redevelopment.

Geology

Geology is the collective term describing the geological variety of the Earth's rocks, fossils, minerals, soils, and landscapes together with the processes that form them. Geodiversity underpins biodiversity by providing diversity of habitat and ecosystems, with soil being linked between them. It also embraces the built environment by providing the basis for neighbourhood character and local distinctiveness through building stone and material.

AVDC Landscape Character Assessment (2008) identified the geology in Ickford as mixed clay lowlands with some alluvial deposits from the watercourses in the area.

Contaminated Land and Unstable Land

The Environmental Protection Act 1990 provides a regime for the identification and remediation of contaminated land. Land contamination is not restricted to previously developed industrial land but can also occur on greenfield sites and from natural sources as well as human activities.

National planning policy (NPPF) states that planning policies and decisions should ensure that new development is appropriate for its location to prevent unacceptable risks from pollution and land instability. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

In Ickford there is no land identified as being contaminated.

Box 2: Key issues for Soil and Geology

There are limited issues for the soil and geology in Ickford. The soil quality is poor.

Climate change

The NPPF requires planning to support the transition to a low carbon future in a changing climate, taking full account of flood risk and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).

Climate-related plans and programmes focus on both mitigating the causes of climate change and adapting to the effects of climate change. Commitments to reducing greenhouse gas emissions range from the international level to the regional level. The plans and programmes address policy development across all sectors and at all levels, combining

both demand management (reduced energy consumption and increased efficiency of use) and supply-side measures (low carbon options including fuel mix and renewables). A number of the plans and programmes state specific targets to reduce emissions of greenhouse gases. This is led at the national level by the Climate Change Act (2008), which sets a legally binding target of at least a 34 per cent cut in greenhouse gas emissions by 2020 and at least an 80 per cent cut by 2050 against a 1990 baseline.

The main issue faced in Ickford is the possibility of flooding. The high water table means that any additional surface water run off has to be properly allowed for through storage and slow release measures. In evidence of the high water table there are some 15 or more wells scattered throughout the village, mainly in the gardens of older properties. The risk (severity and likelihood) of flooding is expected to increase – details of the projected changes under different scenarios is available in EA guidance on flood risk allowances.

Box 3: Key Climate Change Issues for Ickford

The main issue identified for Ickford is potential flooding, but there are some general trends which may affect the south east region including:

- Higher temperatures and increased number of storm events and flooding could result in an increased incidence of heat related illnesses and injuries during the summer from dust, pollen and sun exposure. In Ickford there are several water courses so the risk of flooding might increase.
- Adverse effect on water quality from watercourse levels and turbulent flow after heavy rain and a reduction of water flow; a need to increase the capacity of sewers.
- Increased drought and flood related problems such as soil shrinkages and subsidence, particularly in areas of clay subsoil.
- Development will need to support climate change mitigation through seeking to reduce greenhouse gas emissions e.g. by improving energy efficiency and reducing the need to travel.
- Development will need to incorporate climate change adaptive features e.g. improving flood risk management.

Water

Ickford and Little Ickford



Summary

National water policies are primarily driven by the aims of the EC Water Framework Directive, as translated into national law by the Water Framework Regulations 2003. Key objectives include improving the quality of rivers and other water bodies to ‘good ecological status’ by 2015; considering flood risk at all stages of the plan and development process in order to reduce future damage to property and loss of life; and incorporating water efficiency measures into new developments.

Ickford’s hydrology drains southward into the River Thame. There are two river tributaries within Ickford’s neighbourhood area, Worminghall Brook and Peppershill with two other drains from the end of Church Road and Little Ickford.

Both Worminghall brook and Peppershill brook drain water from higher ground to the north of Ickford with much of the catchment area underlain by impermeable clays in which there is little groundwater flow of any significance which causes surface flooding.

Surface flooding in Ickford has been a regular occurrence over many years. Effectively Ickford is a dry Island but over periods of high rainfall the lower areas mainly roads through the village become flooded. This enters the sewage system that cannot cope effectively as well as also trying to drain the land.

The flood plains from the three main water courses – Worminghall Brook, Peppershill Brook and the River Thame can make the roads impassable by cars.

There is one Sewage Treatment Works that discharges into Worminghall Brook and in 2015 the Environment Agency classified Worminghall Brook as “Moderate meeting 2015 objectives”. In addition in 2015, the Environment Agency classified the Ickford Brook as “Moderate meeting its 2015 objective. This classification is based on multiple factors, but the main drivers of the moderate status are the phosphate, invertebrates and macrophytes, all other measured factors are currently ranked as “high” or “good”. It is not surprising that phosphate is not good in this catchment due to the intensity of agricultural land around the brook and the added pressure of a sewage treatment works. However there is no objective by the Environment Agency to improve the situation currently.

Key Water Issues for Ickford

Ickford is an Island and can be subject to surface flooding from all directions. Any future development must incorporate Sustainable Urban Drainage Systems (SUDS) due to the proximity of the flood plains and therefore should not put any further pressure on the current drainage and sewage systems.

The Worminghall Brook starts just below Brill, flowing through agricultural land until reaching Ickford and meeting the Thame between Waterperry and Ickford.

Aylesbury Vale’s Water Cycle Strategy 2017 identifies there is capacity at the sewerage treatment works for



additional development up to 80 units. The waste water network infrastructure is also green for this. Any additional development over this would be subject to further investigation. There is sufficient water supply. Any development must incorporate SUDS (Sustainable Urban Drainage Systems) due to the proximity of the flood plain. There are no water quality issues within Ickford neighbourhood area

Box 4: Key Water issues for Ickford

Ickford is an island and can be subject to surface flooding from all directions. Any future development must incorporate SUDS due to the proximity of the flood plains and therefore should not put any further pressure on the current drainage and sewage systems.

Key Landscape and Topography issues for Ickford



One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside. Landscape Character Assessment (LCA) is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place.

A LCA was produced in 2008 for Aylesbury Vale, including the area of Ickford. The assessment identified 79 landscape character areas and 13 landscape character types covering landscape, visual, historic and ecological considerations. Local Plan policies on landscape require development to have regard to this 2008 LCA (as amended 2015 and any future review). Development must recognise the individual character and distinctiveness of particular landscape character areas set out in the assessment, their sensitivity to change and contribution to a sense of place. AVDC intends to review the 2008 LCA to take place relatively early in the VALP plan period.

Areas of Sensitive Landscape: A follow up study to the LCA examined how sensitive areas are to change and new development. The following criteria were used: landscape quality, scenic quality, rarity, representativeness, conservation interest, wildness, associations and tranquillity. Four categories

of sensitive landscape were identified in the study – the higher the percentage, the more sensitive a landscape is likely to be to new development. Ickford village itself is identified as being in the 75-90% sensitivity category.

Ickford lies within the Vale landscape type. Specifically, it is covered by the Ickford Pastoral Vale Character Area.

Key characteristics of this area are

- *Low level landscape*
- *Small ditches and streams*
- *Predominantly flat*
- *Predominantly pastoral*
- *No woodland*
- *Moderate density of settlement*
- *Ridge and Furrow*
- *Meadows along the river Thames.*

Distinct features of this area are

- *Meandering streams*
- *River Thames*
- *Stone bridges*
- *Willow trees pollarded and collapsed along water courses*
- *Views between villages*
- *Archaeological earthworks*
- *Large areas of natural grassland in the west.*

The landscape around Ickford is predominantly flat pastoral landform, with small and medium sized fields with good hedgerow retention. Tree cover is strongest close to the settlement and watercourses. The church is a focal point at the edge of the village and there are good footpath links, particularly to neighbouring Worminghall, which falls within the same character area. The village has retained a strong historic character; vernacular buildings are a feature, as are the stone bridges over the River Thames.

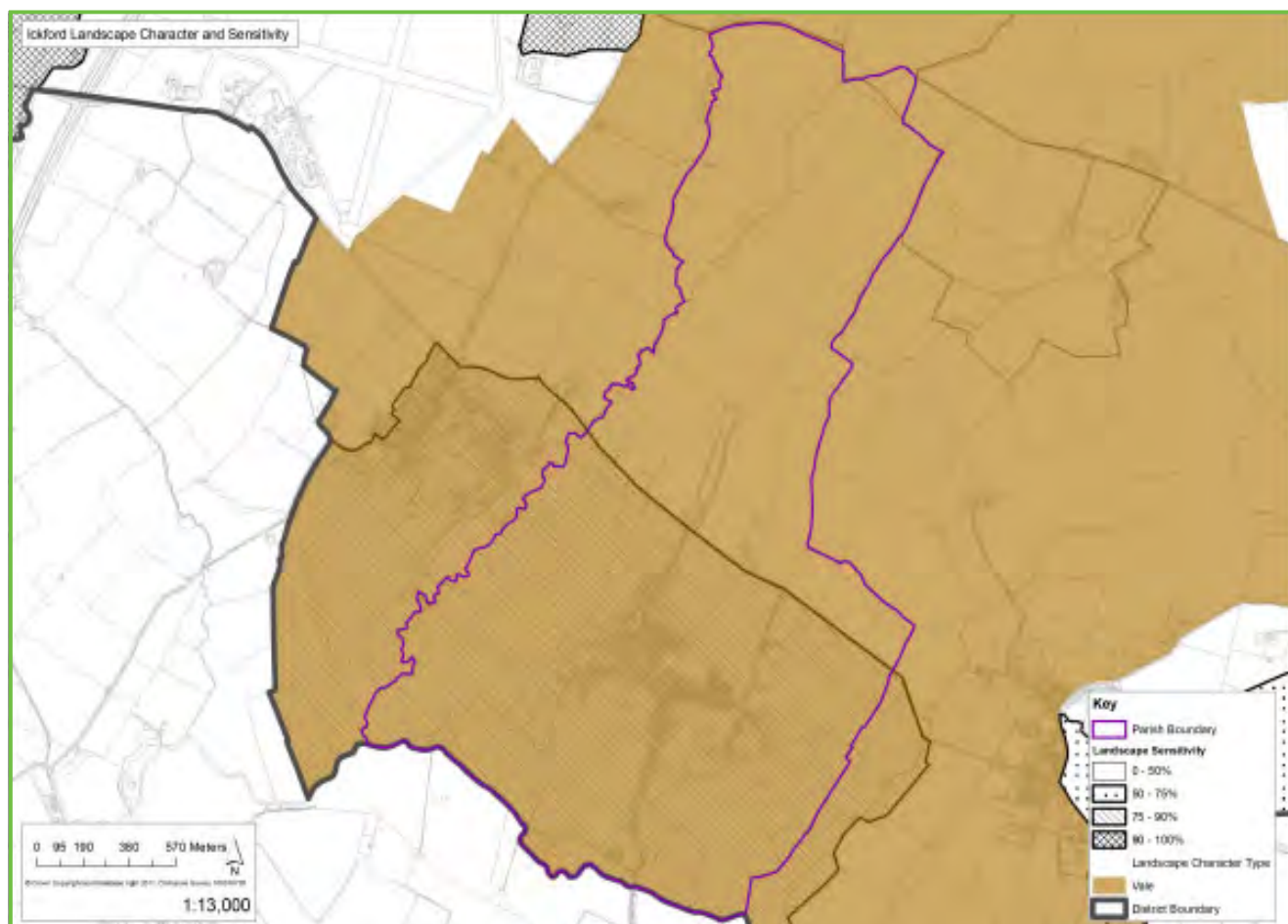
Water courses play a dominant role within the landscape, particularly the River Thames which forms the southern boundary to the area. This, together with a number of tributaries, means that the village often sits on an island surrounded by flood water during times of high rainfall. The geology is mostly river terrace and alluvium fill, with some areas of limestone marl to the west and Kimmeridge clays to the south east.

The landscape guidelines for Ickford Pastoral Vale are set out in the LCA and are as follows:

- Maintain and improve the condition of existing hedgerows through traditional cutting regimes.
- Encourage the establishment of new hedgerow trees to improve the age structure.
- Encourage the management and retention of the open ditches as a landscape feature and wildlife resource.
- Close to watercourses promote the use of permanent pasture, with low stocking density and flooding regimes to encourage biodiversity and landscape enhancement.
- Maintain the condition and extent of neutral, unimproved and semi-improved grassland. Encourage good management practices.
- New housing and alterations to existing housing should be designed to reflect the traditional character of the area and use locally traditional materials.
- Promote conservation and interpretation of rich historic environment.
- Promote the retention of the character of minor roads by the management of hedgerows, ditches and verges and limiting urbanising elements such as signage and kerbing.
- Identify key views from publicly accessible locations and promote their conservation and enhancement.
- Encourage the preservation of historic earthworks and ridge and furrow by maintaining a continuous grass sward.

Box 5: Key Landscape and Topography issues for Ickford

- Ensuring any new development has a minimal impact on landscape sensitivity. Parts of the parish of Ickford have a landscape sensitivity between 75 and 100% which is of a high level.
- New development should seek to retain and enhance the key landscape characteristics.
- There is a need to ensure that the rural quality of what makes the countryside surrounding Ickford tranquil, and to some extent remote, are retained and enhanced while providing appropriately for the needs of local communities and visitors for recreation activities such as walking.
- Ensuring that Ickford remains relatively free of types of elements which detract from landscape character such as new major roads, derelict land and neglected building and electricity pylons/overhead wires.



(Extract From Ickford Fact Pack)

Historical Environment and Townscape



The National Planning Policy Framework (NPPF) recognises the importance and value of the historic environment to local character and ‘sense of place’. It encourages a positive approach to the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Plans should consider putting heritage assets to viable uses consistent with their conservation and mindful of the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring. New development should make a positive contribution to local character and distinctiveness.

Early origins: The name Ickford is thought to derive from the Old English *ICCA*’s ford. The suffix *ford* is self-explanatory, the prefix is likely to be the name of an individual. The settlement grew up close to a crossing of the River Thame. Ickford is mentioned in the Domesday book of 1086 as *Iforde* when it formed part of Bernwood Forest. After the Conquest the manor at Ickford was granted by William the Conqueror to the

Count of Mortain. A second manor (probably that at Little Ickford) was granted to Miles Crispin. By the mid-14th century these estates had been combined and were known as Great Ickford Manor. The manorial history of Ickford can be found in *The Victoria County History*. The earliest parts of the church date from the Norman period, and there is a reference to Ickford Bridge dated 1237.

Throughout the medieval period Ickford was an agricultural settlement, and the village is surrounded by historic ridge and furrow. The clay soils are heavy to plough, and with the development of the wool trade much of the surrounding land would have been enclosed as sheep pasture. There is an archaeological site to the south of the Church Farm complex which suggests part of the settlement was abandoned at some stage during the medieval period. Remnants of fish ponds, house platforms and roads have been identified.

The medieval Ickford Bridge was rebuilt in 1685 (with later alterations). A Cromwellian Civil war earthwork, likely to have been used to guard Ickford Bridge is noted on the HER.

Transport and Air Quality



European and UK transport policies and plans place emphasis on the modernisation and *sustainability* of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth.

The plans and programmes highlight that congestion and poor air quality resulting from transport are key issues. Local plans should therefore focus on appropriate design, location and layout of development, increasing investment in infrastructure, improving the quality and accessibility of public transport, supporting walking and cycling, and enhancing road safety.

There is no train station or nearby station within Ickford, the nearest is Haddenham & Thame Parkway which is about 15 minutes drive away. There are no off road surfaced cycling links in the neighbourhood area.

Traffic is generated within Ickford village from local journeys as well as through-traffic.

Currently, the only public transport is the number 110 bus, which runs only four times during a weekday and goes to Thame and Aylesbury via surrounding villages, taking over an hour to get to Aylesbury. The bus timetable is specifically geared to school children – the last bus back into the village arrives back at 17.03 and is hence unsuitable for commuters, and in school holidays a different timetable is in place. The only way to get to Haddenham and its station or to Oxford is to catch a connecting bus service in Thame.

Travel to school

Travel to school can have large traffic implications on a settlement and can often account for a large number of journeys made at peak times. All school children have to be taken by car or school bus to the closest primary school at Ickford or by car to the primary school at Oakley. There is also a school bus for Wheatley Park School (Secondary education).

Air Quality

Air quality in the Buckinghamshire is generally good, but there are still occasional unacceptably high levels of pollution originating mainly from vehicle emissions on busy roads. These areas are designated as Air Quality Management Areas. For Ickford there are no Air Quality Management Areas and air quality is not seen as an issue.

Box 7: Key transport and air quality issues for Ickford

- Public transport is the biggest issue for Ickford due to its rural nature. A more regular service would make the service more usable.
- Congestion through the village is a concern.
- There are no air quality issues for Ickford.

Population and Quality of Life



Summary

Plans and programmes on population include a range of different objectives, including tackling social exclusion, improving human rights and public participation, improving health, and ensuring every child has the chance to fulfil their potential by reducing levels of education failure, ill health, substance misuse, crime and anti-social behaviour.

The 2001 Census shows Ickford parish to have 725 people, split between 360 females and 365 males. By 2011 the Census information shows a population of 680 with 330 female inhabitants and 350 males. This represents a 6% decrease in population over 10 years..

Index of Multiple Deprivations

The Indices of Multiple Deprivation (IMD) provide an analysis of the levels of deprivation according to seven key indicators: income, employment, health, education, housing, crime and living environment (ONS, 2015). The table below shows a scoring result out of 10 for each category of deprivation where 10 would be the least deprived and 1 the most. Overall, Ickford is not deprived

Key Indicator	Score: where 10 is the least deprived and 1 the most deprived
Income	9
Employment	10
Health Deprivation and Disability	10
Education, skills and training	9
Crime	10
Barriers to Housing and Services	1
Living Environment	4
Overall Score	8

and is in an area ranked 8. However, on the issue of Barrier to Housing and Services, Ickford does show high levels of deprivation, scoring 1, while Living Environment is scored at 4.

Age of Population

The table below compares the changes in age range. (only available for the Statistical Ward of Long Crendon within which Ickford lies) *Source: National Census*

Age	2001	2011	% change
0-15	993	1002	+1%
16-24	535	391	-27%
25-34	508	385	-24%
35-49	1251	1192	-5%
50-64	1227	1241	+1%
65+	840	1048	+25%

The comparison between the 2001 and 2011 census figures show a dramatic shift in the profile of the population. The number of young people in the ward has reduced significantly, whereas the percentage of older residents has increased very significantly.

Box 8: Key Population and Quality of Life Issues

- Ickford has a relatively old population structure and therefore an ageing population. This will have implications in terms of housing, employment, transport and health needs.
- In terms of access to housing and services Ickford is deprived due to its high house prices and rural location.

Housing in Ickford and Little Ickford



The current housing stock

A full list of the 279 residential properties is shown in Appendix X (Page 27). This list was compiled from the Government website <http://www.voa.gov.uk/> which lists the council tax bands for all the properties in Ickford. An asterisk against the council tax band (CTB) indicates that the property may have been modified or extended and therefore the CTB may be reassessed should the property be sold, although this appears to happen very rarely. The number of bedrooms have been added wherever possible using the survey questionnaires, the website www.zoopla.co.uk and local knowledge.

Since the number of bedrooms is not always known and the available price information is not reliable we have used the CTBs to compare Ickford against AVDC as a whole (Table n) and the two neighbouring villages of Worminghall and Shabbington (Table n+1). It can be seen from Table n that there is much lower proportion of CTBs A to D in Ickford and a correspondingly higher proportion of CTBs E to H. This is perhaps only to be expected since the majority of smaller properties, particularly flats are to be found in the larger towns. The average council tax paid in Ickford is 22.3% above that for AVDC as a whole. However, in Table n+1, it can be seen that the distribution of CTBs in Ickford is very similar to both Worminghall and Shabbington with all three villages having approximately 50% of properties in CTBs F to H compared with less than 20% for AVDC as a whole.

Recent development of the Village

The most recent significant development was the building of 13 five bedroom houses in Farm Close in 1996. Since then only a few (one or two) new houses have been built in the village. However, the village expanded greatly during the 1970's with the building of Golders Close, Turnfields and other smaller developments.

Future development of the Village

Any further development in the village should be strictly limited due to the accessibility and flooding issues.

The village is only served by one bus route which is a spasmodic and circuitous route to Thame. The main bus route from Oxford to Aylesbury is some two miles away at Tiddington. This makes accessibility, particularly for the aged and infirm, difficult. The lack of public transport also leads to greater car ownership and use which in turn causes substantial parking problems.

There are major flooding problems since the village is surrounded by flood plain and at times can be virtually cut off by road. Therefore, any future development must not be allowed to aggravate these problems.

The village is particularly attractive for young families due to the excellent primary school and pre-school.

Therefore, any future development should be restricted in size (not more than 20 or 30 houses), and not greatly increase the perimeter of the residential area of the village, nor have any impact on the flood plain. It should include affordable homes for young families.

Services

There are a range of services in Ickford, including a successful and oversubscribed primary school and a shop/ village post office bought by a consortium of villagers in 2001 and run as a business by a leaseholder. There is also a pub, the Rising Sun.

There is an area of allotments in the village, all of which are in use. The social and pastoral infrastructure includes a church, which has a kitchen and facilities enabling it to be used for functions and to provide a weekly play session for parents with pre-school children, a large village hall built by volunteers in 1950, and a small assortment of clubs and societies. There is also a recreation ground on land donated to the village in 1981 by a local builder. This consists of a football pitch and an area of play equipment for small and older children, including a zip wire, largely paid for by a fund raising initiative in the village. This is now maintained by the Parish Council. There is also a Sports pavilion built by villagers in 1996 for Ickford football team. The team no longer uses the pitch and the pavilion is currently being converted into a small meeting space.

Education and Skills

Primary Education: Ickford Combined School is an academy school for children aged 4– 11 with a catchment area of Ickford, Worminghall and Shabbington.

Secondary School provision: Local children are in the catchment area for Wheatley Park School or Lord William's School in Thame, both across the county border in Oxfordshire. As Ickford parish is in Buckinghamshire which still maintains the grammar school system, children of the village are eligible to take the 11 plus exam and attend one of the three Grammar schools in Aylesbury.

Early Years and Childcare Services: There is a Pre-school adjoining the Primary school which also runs a Breakfast Club and an After School Club for children at the school.

Box 9 Key Housing and Service Issues

- Affordability of housing is a key issue within Ickford in view of the aging demographic with a median age is 49 compared with 39 in the UK as a whole.
- Demand for all types of housing, but particularly homes for first buy, downsizing and smaller family homes.
- All new development to be small and in keeping with the character of the village
- All new development is resilient to climate change and flooding.
- Community views have indicated that growth of up to 15 dwellings is supported by local people.

Ickford need social housing

Description	Total
Total households in West Aylesbury Vale sub group which currently live in Ickford settlement. ¹	3
Total households in West Aylesbury Vale sub group with a local connection to Ickford settlement. ²	23
of which currently live in Ickford settlement. ³	2
Total number of affordable homes in the Ickford Settlement. ⁴	32

1. Housing Register data correct as at 16/08/2018
2. Statements of local connection are made by applicants, however, these have not been verified
3. Not all households *currently* living in Ickford will necessarily wish to be rehoused in the village
4. Affordable Homes data correct as at 01/04/2016

Local Green Space



An audit of the greenspaces in Ickford has reviewed and updated the list of such spaces in the AVDC Greenspace Audit 2009 and 2011. It has been based upon the National Planning Policy Framework (NPPF) criteria which direct that ‘Local Green Space’ should only be designated where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

Methodology

Within Ickford Neighbourhood Plan, designation has been limited to:

- those generally small areas within the built environment of the village which are vital to the open, rural feel of the village
- those areas used for sport and recreation
- those areas on the immediate periphery with public access regularly used for local leisure and dog-walking, many having historical, landscape or wildlife importance. These include the historic “gaps” which are a key feature in keeping the historic areas of the village well defined.

Based upon this criteria, a simple scoring system has then been used to provide a basic comparator index as to the relative value of the individual open spaces to the community. This scores 0 representing None; 1=Least; 2=Best / Most for most criteria and, in the case of a proximity measure to the community served, sites within 400m (5 mins) are scored 2; within 600m (7.5mins) =1 and remote units are scored 0.

All sites were displayed for comments with a copy of a map¹ at the Consultation Events. Full details are given in the Consultation Report. Landowners were contacted to advise them that their land was to be put forward as Local Green Space in the Draft Neighbourhood Plan.

Box 10 Local Green Space

Green Space is a key characteristic of the village, with all the identified spaces having value in the street scene and adding to the rural character of the village. They should be protected from future development.

¹ The Local Green Spaces, Conservation Areas Map, showing the relevant identified areas can be viewed on page 43, Annex 2, within ‘The Ickford Neighbourhood Plan’ document.

Ickford Churchyard



Ickford Village Pond



Land North of Sheldon House





Hayfield (South of Shop)



Land South of Sheldon Road



Ickford Allotments and Recreation Ground

Land Parcel Reference	Name	Criteria							Total Score (max 14)	Comment
		Proximity to community it serves	Demonstrably special to the community and holding special significance because of its							
			Beauty	Historic Significance	Recreational Value	Wildlife	Footpaths	Tranquillity		

Greenspaces

1	Churchyard 0.19 hectares	2	2	2	1	2	2	2	13	Provides setting to Grade I St Nicholas church. Ancient tree cover, wildlife friendly, directly abuts open countryside providing important wildlife corridor
2	Village Pond 0.06 hectares	2	1	2	1	2	2	2	12	Historic village pond at Little Ickford. Important landscape and wildlife habitat
3	Land to north of Sheldon House 0.66 hectares	2	1	1	1	1	2	1	9	Open field with historic ridge and furrow. Continuation of the green spaces of Recreation ground and Allotments. Footpath link between Turnfields and Rocker Lane, and the fields around Little Ickford
4	Hayfield (south of shop) 0.96 hectares	2	1	2	1	1	2	2	11	Historic Ridge and Furrow. Defines the linear form of the village roads in this locality. Provides a visual gap. Footpath access allowing links between Bridge Road and Church End
5	Land south of Sheldon Road (between Bridge Road and Little Ickford) 1.07 hectares	2	1	2	0	1	1	1	8	Important historic gap of open fields. Defines linear form of the settlement along Sheldon Road. Footpath between Bridge Road and Little Ickford

Allotments

6	0.21 hectares	2	1	0	2	2	2	0	9	Well used village allotments
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Recreation and Play Spaces

7	Recreation Ground 1.07 hectares	2	1	0	2	1	2	1	9	Key recreation space at the centre of the village. Playing field, play equipment, pavilion. Footpath links to Golders Close and Turnfields.
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Economic Factors

Summary

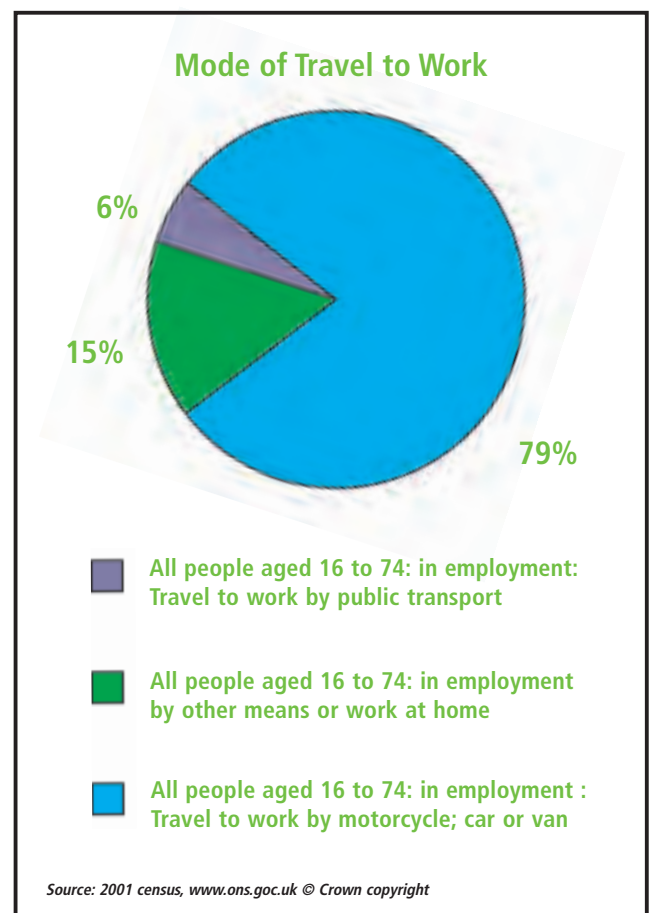
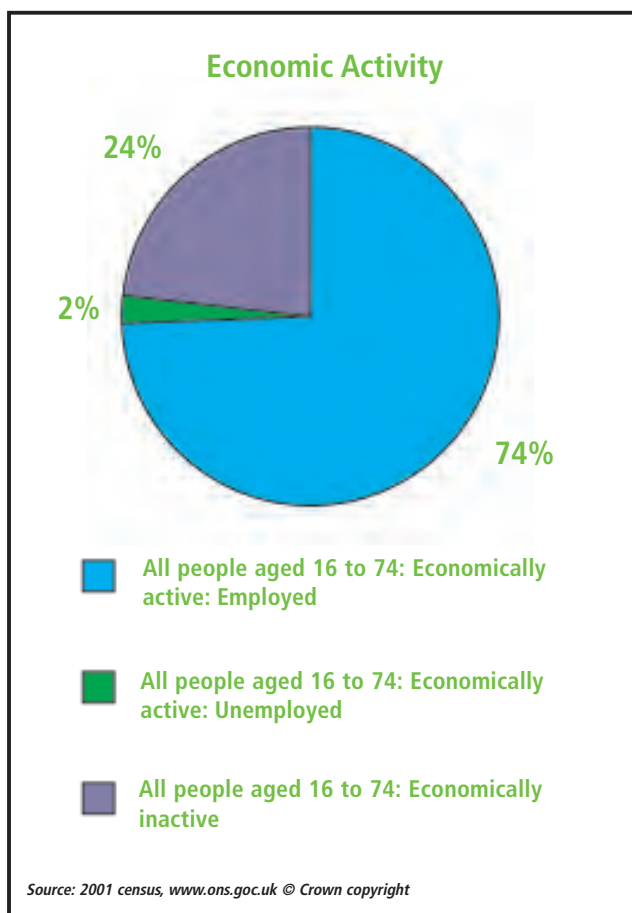
The improvement and maintenance of high and stable levels of economic growth and employment are key aims of the strategies at UK and European levels. Other objectives include improvements to the education system to increase the skill levels of both children and adults; and improved productivity and innovation, particularly with regards to technology. At a regional and local level emphasis is placed on community regeneration; improvements to the cultural and visitor economy; inward investment; and the use of Information and Communications Technology (ICT) to improve efficiency and skills.

Employment and Jobs

According to the 2011 census most people aged 16- 74 in the parish {74%} are employed. 24% of the population aged 16 – 74 are economically inactive, this includes for example, people in further education, students and retired. The remaining 2% are unemployed.

The three biggest areas of employment for Ickford residents are real estate, renting and business activities, followed by wholesale and retail, and finally manufacturing industry. These three sectors account for 51.3% of the population.

Our own research has identified that in addition to the Rising Sun Public House, Village shop and the school all of which provide some local employment to a greater or lesser extent, there are only three other businesses in the village that provide employment within the Parish. The strategic location of the village makes it an ideal place to live and commute to work in Thame, Aylesbury, Oxford, M40 corridor and London The Ickford Fact Pack showed that the average distance travelled to work is 21.9 km, with over three quarters of people employment age 16- 74 travelling to work by car, van or motorcycle. Only 6% used public transport, whilst some 15% use other means or work from home.

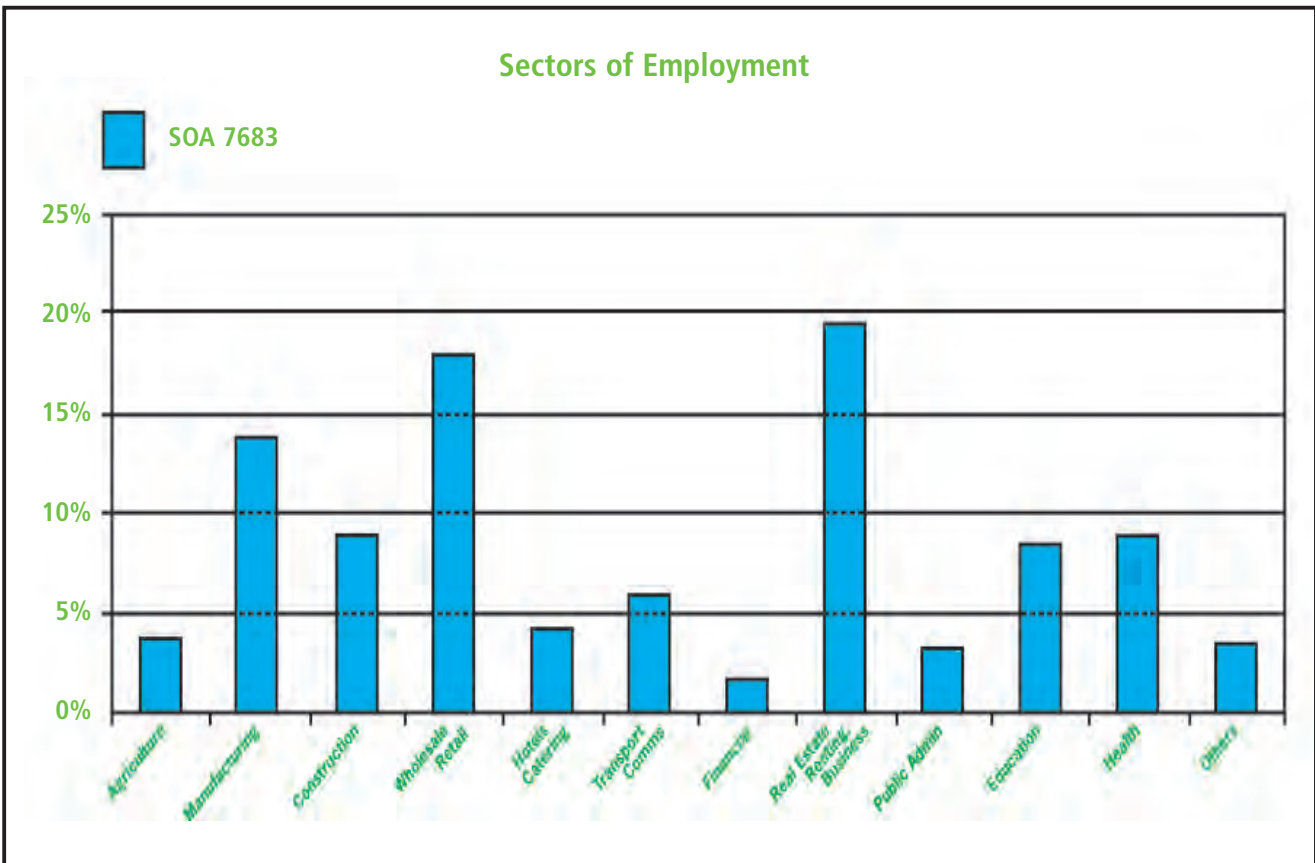


From our own questionnaire survey the number of households who work from home is 37, which = 21% of households who returned the questionnaire; with an average number of days worked at home being 3 per week.

The graph below shows the percentage of people employed in each type of industry, for residents of the SOA covering Ickford.

Box 11: Key Economic Issues

- There is a high level of employment of the parish’s population.
- There are 6 local businesses in the parish if the school shop and pub are included, and this current level of businesses and employment should aim to be at least maintained
- Adequate infrastructure to support local businesses needs to be provided.
- Working from home in full or in part is an increasingly significant part of village life in Ickford. This highlights and to an extent mirrors a national trend and shows the need for good support local services and internet.



Appendix A



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.

Twenty-eight 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.

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

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.

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.

Appendix B

Bridge Road – ODD		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 28						
1		HP18 9HU	Detached	Yes	5	3	2	F*
3		HP18 9HU	Detached	Yes	4	2	3	F
7	Bridge Lodge	HP18 9HU	Detached	Yes				G
9		HP18 9HU	Det Bungalow					F*
11		HP18 9HU	Bungalow	Yes	4	2	2	F*
15	Rose cottage	HP18 9HU	Detached	Yes	2	1	1	E
17	Jasmine Cottage	HP18 9HU	Detached	Yes				F
19	Hitchen cottage	HP18 9HU	Detached	Yes				E*
21	Herringbone Cottage	HP18 9HU	Detached					F
23	St Cloud	HP18 9HU	Detached	Yes				F
25		HP18 9HU	Detached	Yes				F
27		HP18 9HU	Detached	Yes	3	2	2	F
29		HP18 9HU	Det Bungalow					F
31		HP18 9HU	Detached	Yes	2	2	2	F*
31a	Bridge House	HP18 9HU	Detached	Yes	5	3	3	G*
33	The Knowles	HP18 9HU	Detached	Yes	4	2	3	G*
35		HP18 9HU	Detached					F
37		HP18 9HU	Detached	Yes	3	1	2	E*
39	Rose Cottage	HP18 9HU	Semi-detached	Yes	4	1	2	E*
41		HP18 9HU	Semi-detached	Yes	4	1	2	E
43		HP18 9HU	Semi-detached	Yes	2	1	2	D
45	Riverside cottage	HP18 9HU	Semi-detached	Yes	5	2	3	F
47	Greystone cottages	HP18 9HU	Semi-detached	Yes	2	1	2	E
47a	Greystone cottages	HP18 9HU	Semi-detached					E*
55		HP18 9HU	Detached	Yes	3	3	2	E
57	Hunters House	HP18 9HU	Detached	Yes				H
61	Bay Cottage	HP18 9HU	Semi-detached	Yes				E
63		HP18 9HU	Semi-detached					F

Bridge Road – EVEN		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 12						
1	The Royal Oak	HP18 9HX	Business					
4	Chestnut Cottage	HP18 9HX	Detached	Yes				F
6	Lyndhurst	HP18 9HX	Detached	Yes	5	2	3	F
8		HP18 9HX	Detached	Yes	4	1	2	G
10		HP18 9HX	Detached					F
12		HP18 9HX	Detached					F
14		HP18 9HX	Detached	Yes	4	2	2	F
16	Westgarth House	HP18 9HX	Detached	Yes	4	2	2	F
18		HP18 9HX	Detached					F
30		HP18 9HX	Semi-detached					E
32	Meadowsweet	HP18 9HX	Semi-detached	Yes				E*
	The Old Cow Shed	HP18 9HX	Detached					A*
	Whirlpool Farm	HP18 9HX	Detached					F

Church Road		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 15						
1	Stable House	HP18 9HZ	Detached	Yes	5	2	4	G
2	Chestnut Lodge	HP18 9HZ	Detached	Yes	5	4	4	G
3a	Goosemead Annex	HP18 9HZ						A
3	Goosemead	HP18 9HZ	Detached	Yes	5	3	3	G
4		HP18 9HZ	Detached	Yes	4	2	4	G
5	Willow End	HP18 9HZ	Detached	Yes	4	2	2	G
6		HP18 9HZ	Detached	Yes	4	2	4	G
7		HP18 9HZ	Detached					G
8	Appledore House	HP18 9HZ	Detached					G
9		HP18 9HZ	Detached	Yes	4	3	2	F
15	Church Farm Cottages	HP18 9HZ	Detached					G
	The Grange	HP18 9HZ	Detached					G
23	Church Farm House	HP18 9HZ	Detached					G
	The Old Rectory	HP18 9HZ	Detached					G
	The Old Rectory Cottage	HP18 9HZ	Detached					G

Farm Close		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 13						
1		HP18 9LY	Detached	Yes				G*
2		HP18 9LY	Detached	Yes	5	3	3	G*
3		HP18 9LY	Detached	Yes	5	2	2	G
4		HP18 9LY	Detached	Yes				G*
5		HP18 9LY	Detached	Yes				G
6		HP18 9LY	Detached	Yes				G*
7		HP18 9LY	Detached	Yes				G
8		HP18 9LY	Detached	Yes				G
9		HP18 9LY	Detached	Yes	5	2	3	G
10		HP18 9LY	Detached	Yes				G
12		HP18 9LY	Detached	Yes				G
14		HP18 9LY	Detached	Yes				G
16		HP18 9LY	Detached	Yes	5	2	2	G*

Field Close		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 7						
1		HP18 9JH	Terraced	Yes				C
2		HP18 9JH	Link Detached					E
3		HP18 9JH	Terraced	Yes				C
4		HP18 9JH	Link Detached	Yes	4	1	1	E
5		HP18 9JH	Terraced					D*
6		HP18 9JH	Semi-detached					D
8		HP18 9JH	Semi-detached					D

Golders Close		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 45						
1		HP18 9JA	Semi-detached					E*
2		HP18 9JA	Detached	Yes	4	2	1	F*
3		HP18 9JA	Semi-detached					E
4		HP18 9JA	Semi-detached	Yes	3	1	2	E
5		HP18 9JA	Semi-detached	Yes	3	1	2	D

Golders Close – Continued		Postcode	Property Type	Freehold?	Beds	Baths	Recepts	CTax Band
No.	Name	Total = 45						
6		HP18 9JA	Semi-detached	Yes	3	1	0	D
7		HP18 9JA	Semi-detached	Yes	3	1	2	D
8		HP18 9JA	Detached					G
9		HP18 9JA	Semi-detached	Yes	3	2	2	D
10		HP18 9JA	Semi-detached	Yes	3	1	1	E
11		HP18 9JA	Semi-detached	Yes	3	1	2	D
12		HP18 9JA	Detached	Yes	3	1	2	F
12a		HP18 9JA	Detached	Yes				G
13		HP18 9JA	Semi-detached	Yes	3	1	0	D
14		HP18 9JA	Det. Bungalow	Yes	3	1	1	E
15		HP18 9JA	Semi-detached	Yes	3	2	2	D
16		HP18 9JA	Detached	Yes				F
17		HP18 9JA	Detached					E
18		HP18 9JA	Semi Bungalow					D
19		HP18 9JA	Detached	Yes	4	1	2	F
20		HP18 9JA	Semi-detached	Yes				D*
21		HP18 9JA	Detached					E*
22		HP18 9JA	Semi-detached					E*
23		HP18 9JA	Detached					E*
24		HP18 9JA	Semi-detached	Yes	4	2	3	E*
25		HP18 9JA	Detached	Yes				E
26		HP18 9JA	Semi-detached					E
27		HP18 9JA	Detached					E
28		HP18 9JA	Semi-detached	Yes	4	2	2	E*
29		HP18 9JA	Detached	Yes	4	1	1	F
30		HP18 9JA	Detached	Yes	4	1	2	F
31		HP18 9JA	Detached	Yes	4	1	2	F*
32		HP18 9JA	Detached	Yes				F
33		HP18 9JA	Detached	Yes	5	2	3	F*
34		HP18 9JA	Detached	Yes	4	2	2	F
35		HP18 9JA	Detached	Yes	5	3	2	E*
35a		HP18 9JA						A
36		HP18 9JA	Detached	Yes				F
37		HP18 9JA	Detached	Yes	5	2	4	F*
38		HP18 9JA	Detached	Yes	3	2	3	G
38a		HP18 9JA	Detached					F
39		HP18 9JA	Detached					F*
41		HP18 9JA	Detached	Yes	4	2	2	F
43	Baker Street	HP18 9JA	Detached					G

School Close		Postcode	Property Type	Freehold?	Beds	Baths	Recepts	CTax Band
No.	Name	Total = 11						
1		HP18 9JQ	Semi-detached					C
2		HP18 9JQ	Semi-detached	Yes	3	2	1	D*
3		HP18 9JQ	Semi-detached	Yes	3	2	1	D*
4		HP18 9JQ	End Terrace	Yes	3	1	1	D*
5		HP18 9JQ	Semi-detached	Yes	3	2	2	D*
6		HP18 9JQ	Terraced	Yes				D*
7		HP18 9JQ	Semi-detached	Yes				D*

School Close – <i>Continued</i>		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 11						
8		HP18 9JQ	Terraced	Yes				D*
9		HP18 9JQ	Semi-detached					C
11		HP18 9JQ	Semi-detached	Yes				C
15		HP18 9JQ	Semi-detached	Yes	2	1	2	D*

Shabington Road		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 1						
	Oaktree Farm	HP18 9JG	Detached					F

Sheldon Road		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 31						
2	Sheldon House	HP18 9HT	Detached	Yes				G
5		HP18 9HT	Semi-detached	Yes	3	2	4	D*
6		HP18 9HT	Det bungalow					C
7		HP18 9HT	Semi-detached	Yes	3	2	2	E
8		HP18 9HT	Semi- bungalow					B
10		HP18 9HT	Det bungalow					B
12		HP18 9HT	Semi- bungalow					B
14		HP18 9HT	Semi- bungalow					B
16		HP18 9HT	Det bungalow					B
17	Fairview	HP18 9HT	Detached	Yes	2	1	2	F
18		HP18 9HT	Semi- bungalow					B
20		HP18 9HT	Semi- bungalow					B
22		HP18 9HT	Semi- bungalow					B
24		HP18 9HT	Semi- bungalow					B
30		HP18 9HT	Semi- bungalow					B
32		HP18 9HT	Semi- bungalow					B
34		HP18 9HT	Semi- bungalow					B
35	Meadow Lodge	HP18 9HT	Detached	Yes	5	2	4	F
35a	Ivy House	HP18 9HT	Detached	Yes	5	2	4	F
36		HP18 9HT	Semi- bungalow	Yes	2	1	1	B*
37		HP18 9HT	Detached					F*
38		HP18 9HT	Semi-detached	Yes	3	1	1	E
39	St. Julian	HP18 9HT	Detached					E
40		HP18 9HT	Semi-detached					E
41	The Turn	HP18 9HT	Detached	Yes	4	2	2	F
42		HP18 9HT	Semi-detached					E
44		HP18 9HT	Semi-detached	Yes				E
46		HP18 9HT	Semi-detached	Yes	3	2	2	D*
48		HP18 9HT	Semi-detached	Yes				D
50		HP18 9HT	Semi-detached	Yes	2	1	1	C
52		HP18 9HT	Semi-detached	Yes	2	1	1	D

Sheldon Road – <i>Continued</i>		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 17						
43	Chapel Cottage	HP18 9HY	Detached	Yes				F
45	Orchard House	HP18 9HY	Detached	Yes	4	2	2	F*
49		HP18 9HY	Detached	Yes	4	2	1	F
51	Elvan's Cottage	HP18 9HY	Detached	Yes				E*

Sheldon Road – <i>Continued</i>		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 17						
51b	Post Office Flat	HP18 9HY	Flat					C
53	The Old Post Office	HP18 9HY						F
55	March Cottage	HP18 9HY	Detached	Yes	4	2	2	F
58		HP18 9HY	Detached					F*
60		HP18 9HY	Detached	Yes	4	2	3	F*
62		HP18 9HY	Detached	Yes	4	3	3	F*
63	Croft End	HP18 9HY	Detached	Yes	2	2	2	F
64		HP18 9HY	Detached	Yes	4	2	3	G
65	Crofton	HP18 9HY	Det Bungalow	Yes	2	2	2	F*
66		HP18 9HY	Det Bungalow					F
67	Meadowcroft	HP18 9HY	Detached	Yes	6	3	7	H
68		HP18 9HY	Det Bungalow					F
70	The Willows	HP18 9HY	Det Bungalow					E

Turnfields		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 29						
1		HP18 9HP	Terraced					C
2		HP18 9HP	Semi-Bungalow					B
3	Greenslades	HP18 9HP	Terraced					C
4		HP18 9HP	Semi-Bungalow					B
5		HP18 9HP	Terraced					D
6		HP18 9HP	Det. Bungalow					B
7		HP18 9HP	Terraced	Yes	3	1	1	C
8		HP18 9HP	Semi-Bungalow					B
9		HP18 9HP	Terraced	Yes	3	2	2	C*
10		HP18 9HP	Semi-Bungalow					B
11		HP18 9HP	Terraced					C
12		HP18 9HP	Bungalow					B
13		HP18 9HP	Terraced					C
14		HP18 9HP	Terraced Bung.					B
15		HP18 9HP	Semi-detached	Yes	3	2	1	C
16		HP18 9HP	Terraced Bung.					B
17		HP18 9HP	Terraced	Yes				C
18		HP18 9HP	Terraced Bung.					B
19		HP18 9HP	Terraced	Yes	3	1	1	C
20		HP18 9HP	Terraced Bung.					B
21		HP18 9HP	Terraced					C
22		HP18 9HP	Terraced Bung.					C
23		HP18 9HP	Semi-detached	Yes	3	1	1	E
24		HP18 9HP	Terraced					C*
25		HP18 9HP	Semi-detached	Yes	4	2	2	E
26		HP18 9HP	Link-detached	Yes	3	2	2	C
28		HP18 9HP	Terraced	Yes				C
30		HP18 9HP	Terraced					C
32		HP18 9HP	Terraced	Yes	3	1	1	C

Worminghall Road		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 22						
1	Chestnut farmhouse	HP18 9JB	Detached	Yes				G
3	Brook House	HP18 9JB	Detached	Yes	5	3	3	G
3a	Flat above shop	HP18 9JB	Flat					?
7		HP18 9JB	Detached					E
9		HP18 9JB	Detached	Yes	4	3	3	E*
11		HP18 9JB	Detached	Yes	3	2	2	E
15	Manor Farm Cottage	HP18 9JB	Detached	Yes	4	4	3	G
19	The Old Bakehouse	HP18 9JB	Detached					G
23	College Cottage	HP18 9JB	Detached	Yes	4	3	4	G
25		HP18 9JB	Bungalow					D
27		HP18 9JB	Detached					E
29		HP18 9JB	Detached					?
31	The Old Smithy	HP18 9JB	Detached	Yes	4	1	3	G*
33	Gardner's cottage	HP18 9JB	Detached	Yes	4	2	4	G
39	Acorns	HP18 9JB	Detached					G
41		HP18 9JB	Detached	Yes	4	2	0	G
43		HP18 9JB	Detached	Yes	4	2	4	G*
45		HP18 9JB	Detached					G
47	Little Georgian	HP18 9JB	Detached					F
49	Barnacre House	HP18 9JB	Detached	Yes	4	3	2	G*
51	Pointers	HP18 9JB	Detached	Yes	4	2	2	G*
51a		HP18 9JB	Detached	Yes				G*
53	Manor Farmhouse	HP18 9JB	Detached					G

Worminghall Road – Continued		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 27						
6		HP18 9JD	Detached	Yes	3	2	1	F
8	Turnfield House	HP18 9JD	Detached	Yes	5	3	2	G
10		HP18 9JD	Semi-detached	Yes	3	1	1	E*
12		HP18 9JD	Terraced					D
14		HP18 9JD	Terraced Bung	Yes				E
16		HP18 9JD	Terraced	Yes	3	2	1	E
18		HP18 9JD	Terraced					D
20		HP18 9JD	Terraced	Lease				D
22		HP18 9JD	Terraced Bung		3	1	1	E
24		HP18 9JD	Link-Detached	Yes				E*
26		HP18 9JD	Terraced	Yes	4	2	2	E
28		HP18 9JD	Terraced	Yes	4	1	1	D*
30		HP18 9JD	Terraced	Yes	4	2	2	D
34	Holmville House	HP18 9JD	Detached	Yes	4	2	3	G
36	The Rising Sun	HP18 9JD						A
36		HP18 9JD						G
42		HP18 9JD	Detached					G
44	The Meadows	HP18 9JD	Detached	Yes				G
46	Little Grafton	HP18 9JD	Detached	Yes	4	2	3	G
48	Lockgate Cottage	HP18 9JD	Detached					F
50	Holywell Cottage	HP18 9JD	Detached					E
52	Priory Cottage	HP18 9JD	Detached	Yes	4	2	4	?
54	Freydan House	HP18 9JD	Detached	Yes	4	3	2	G

Worminghall Road – Continued		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 27						
58		HP18 9JD	Detached	Yes	4	2	3	F
60		HP18 9JD	Detached					F*
62		HP18 9JD	Detached	Yes				G
64		HP18 9JD	Detached					F

Worminghall Road		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 1						
	Peacehaven Farm	HP18 9JE						E

Bulls Lane		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 8						
3	Furrows End	HP18 9HR	Detached	Yes				E
5	Brook Cottage	HP18 9HR	Detached	Yes	3	2	2	G
7		HP18 9HR	Semi-Detached	Yes	5	3	3	E
9		HP18 9HR	Semi-Detached	Yes				F
11	Tarrango	HP18 9HR	Detached	Yes	5	2	3	F
15	Moreton House	HP18 9HR	Detached	Yes				G*
17	Orchard Barn	HP18 9HR	Detached					H
	Little Ickford Farm	HP18 9HR	Detached					G*

Little Ickford		Postcode	Property Type	Freehold?	Beds	Baths	Receps	CTax Band
No.	Name	Total = 12						
1	Ickford House	HP18 9HS	Detached	Yes	5	3	3	G*
1	Ickford House Cottage	HP18 9HS						F
4	New Manor House	HP18 9HS	Semi-Detached	Yes	4	2	2	F
6	The Manor	HP18 9HS	Semi-Detached	Yes	5	3	2	E*
7	Orchard Cottage	HP18 9HS	Detached	Yes	4	3	3	G
8	The Manor Barn	HP18 9HS	Detached					F
9	Apple Acre	HP18 9HS	Detached					G*
10	Manorfields Barn	HP18 9HS	Detached					B
15	Lesters	HP18 9HS	Detached	Yes	4	2	2	G
17	Nell's Cottage	HP18 9HS	Detached					G
19	Little Ickford Close	HP18 9HS	Detached					G
24	Manor Field Farm	HP18 9HS	Detached					G
	The Old Barn	HP18 9HS						?

TOTAL RESIDENTIAL PROPERTIES = 279

* To be reassessed at next purchase.

Table n

Comparison of Council Tax Bands between AVDC as a whole and Ickford Village

Council Tax Band	Council Tax Weighting	AVDC		Ickford	
		No.	%	No.	%
A	6/9	3367	4.2	6	2.2
B	7/9	12876	16.1	25	9.0
C	8/9	22993	28.7	24	8.7
D	9/9	14322	17.9	32	11.6
E	11/9	11468	14.3	53	19.1
F	13/9	8185	10.2	67	24.0
G	15/9	6362	8.0	69	24.9
H	18/9	415	0.5	3	1.1
Total		79988	100	279	100

Notes:

1. For AVDC as a whole 67.0% of properties are in Bands A to D compared with only 31.4% for Ickford.
2. For AVDC as a whole the weighted average CT payable (based on Ickford rates for 2017/18 – Band D = £1646.30) is £1734.10 compared with £2118.24 for Ickford. Thus the average CT payable for Ickford is 22.2% above that for AVDC as a whole.

Table n+1

Comparison of Council Tax Bands between Worminghall, Shabbington and Ickford Villages

Council Tax Band	Council Tax Weighting	Ickford		Worminghall		Shabbington	
		No.	%	No.	%	No.	%
A	6/9	6	2.2	6	2.7	0	0.0
B	7/9	25	9.0	37	16.5	10	5.0
C	8/9	24	8.6	8	3.6	43	21.6
D	9/9	32	11.5	23	10.3	14	7.0
E	11/9	53	19.0	32	14.3	32	16.1
F	13/9	67	24.0	61	27.2	50	25.1
G	15/9	69	24.7	56	25.0	50	25.1
H	18/9	3	1.1	1	0.4	0	0.0
Total		279	100	224	100	199	100

Weighted average CT:

AVDC = $9.48/9 = 1.0538$ (Baseline)Ickford = $11.59/9 = 1.2879$ (+22.2%) Worminghall = $11.47/9 = 1.2743$ (+20.9%)Shabbington = $11.52/9 = 1.2797$ (+21.4%)

Bands A to D: AVDC = 67%; Ickford = 31.2%; Worminghall = 33.0%; Shabbington = 33.7%



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