



# Vision for Ickford

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## Neighbourhood Development Plan

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# Ickford Neighbourhood Plan 2019 - 2033

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

June 2021





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#### Disclaimer

Whilst every effort has been made to ensure that the information contained in this publication is correct, neither the editors and contributors nor Vision for Ickford Neighbourhood Development Plan Committee can accept any responsibility for any errors or omissions, nor for any consequences that may result.

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## Foreword

People have the right to get involved in development decisions that affect them but in practice they have often found it difficult to have a meaningful say. The Government actively wants people to be able to influence decisions about development in their community. The Localism Act 2011 introduced new powers for communities to produce Neighbourhood Plans. These powers are in addition to existing opportunities for community involvement, which are already part of the planning system.

Neighbourhood Plans give communities the power to set their priorities for local development. The Ickford Neighbourhood Plan reflects local people's views of how they wish their parish to develop and is as a result of many hours committed by the dedicated and hard working team over a period of almost two years. They researched and analysed the views of residents and interested parties; presented findings and further consulted, revised and revisited the issues in order to compile this plan for Ickford.

Our hope is that it remains a living document that will be regularly updated, monitored and used to allow Ickford to thrive as a sustainable community, whilst preserving those amenities and characteristics that make this village special to those that live and work here.

I would like to thank all those that have been involved in the preparation of this plan – not just the team, but all the villagers for their interest and support and expressing their views which are reflected herein, and have enabled the preparation of the 'Vision for Ickford'.

Martin Armitstead  
*Chair Ickford Neighbourhood Plan*  
*Parish Councillor*



# 1. Introduction

**1.1.** In 2011, the Localism Act introduced a new opportunity for local communities to shape their future formally as part of the planning system. Neighbourhood Plans can be produced by Parish Councils and when they have gone through the required steps and processes, they become part of the development plan for the area. This means that any planning applications will have to take account of policies contained within the Neighbourhood Plan. During the process local people have their say on land use and development, protecting open spaces and improving local character as well as preserving heritage assets. The plan is aimed at guiding sustainable future development, and is concerned with land use and its associated social, economic and environmental values.

**1.2.** The Neighbourhood Plan must conform to the following ‘basic conditions’: which are summarised below, but set out in full in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.

- consistency with local planning policy
- demonstrates how the plan will contribute towards sustainable development
- regard to national policy;
- general conformity with strategic local policy;
- contributing to the achievement of sustainable development;
- compatibility with EU obligations; and
- meet prescribed conditions and comply with prescribed matters.

**1.3.** Once the Plan has passed Examination, it is voted upon in a referendum by Parish residents and if a simple majority ‘yes’ vote is achieved, then the Neighbourhood Plan is ‘made’ by Buckinghamshire Council and comes into force as a planning document with legal weight in decision-making.

**1.4.** Ickford Parish Council decided in 2017 that a Neighbourhood Plan would help shape future development in the village, maintaining and enhancing the rural character of the village. It is therefore preparing a Neighbourhood Plan (INP) for the area designated by the local planning authority, Aylesbury Vale District Council (AVDC), under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Area was designated by AVDC for this purpose on 23<sup>rd</sup> February 2018 and is shown in Figure 1 overleaf.

**1.5.** The draft plan was formally adopted by the Parish Council in February 2019.

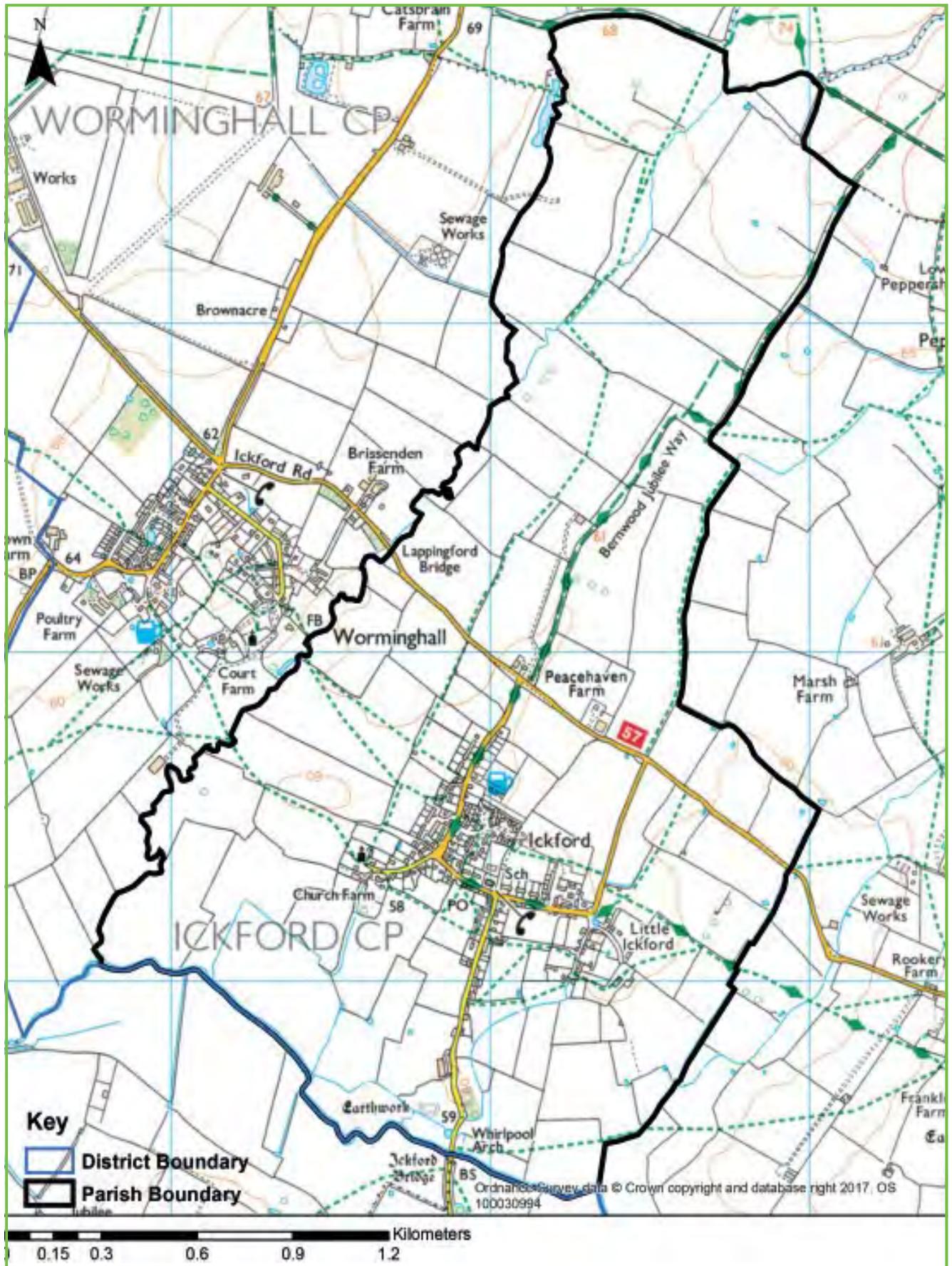


Figure 1: Neighbourhood Planning Area – coincides with Parish Boundary

## 2. The Strategic Policy Context

### The National Planning Policy Framework

**2.1.** The National Planning Policy Framework (NPPF) version was published in February 2019 and sets out the Government's approach to sustainable development. At the heart of the NPPF is the 'presumption in favour of sustainable development'. Essentially, sustainable development means positive growth with economic, social and environmental gains being sought simultaneously through the planning system. Neighbourhood planning forms part of the NPPF approach to planning, to allow local communities to shape sustainable development within their area and to enable local communities to address their strategic needs and priorities. The National Policy and Guidance states that Neighbourhood Plans should set out a positive vision for the future of the local area with planning policies to determine decisions on planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area's future and an understanding and evaluation of its defining characteristics. However, a Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and plan positively to support these policies.

### National project: Oxford to Cambridge Expressway

**2.2.** Whilst the Ickford Neighbourhood Plan has been under development a parallel process has been in progress to plan a minimum dual carriageway road, up to a three-lane motorway, linking the two cities of Oxford and Cambridge via Milton Keynes. This is planned to have major ancillary housing developments around all of the junctions along its route. As at October 2019 the preferred route is to be east of Oxford to the current M40 Wheatley junction, after which it may either follow the M40 for several kilometres to a new junction somewhere in the Oakley/Boarstall area and then it heads NE towards Twyford / Winslow, or else it will run directly across country from the M40 J8A, again to Twyford / Winslow area. If this route is chosen it will possibly pass to the east of Otmoor and could run between Ickford and Worminghall. The final preferred option will be subject to consultation in late 2019/ early 2020 so all options are advisory only at this time.

**2.3.** The project is also designed to support urban development, with a proposed total of one million new houses overall. Highways England (H.E.) is designing an expressway and is not itself directly responsible for planning housing which is regarded as the responsibility of Local Authorities. There is, however, a need to co-ordinate the expressway and housing, and H.E. has 'modelled' the capacity of different expressway junctions, from which it derives an estimate of the number extra houses that could be built near to each junction and of the number of workers in those houses. As one of the objectives of the expressway development is to 'unlock the potential' for development along the Oxford-Cambridge Arc, it is thought likely that H.E. will choose a route which is not constrained by present built-up areas. The H.E. model has identified what is labelled as the area 'East of Oakley' as the site that can accommodate the largest number of new houses and workers along the entire expressway (82,000 workers equates to a total population of 150,000 people – about the size of Oxford City's population in 2017 i.e. 154,600), so will clearly have a very significant effect on Ickford and the surrounding area.

2.4. It is important to separate houses in Local Plans that would be built anyway (i.e. in the absence of the expressway) and houses uniquely associated with the ‘transformational development’ of the expressway. The plan is that Oxfordshire will have an additional 300,000 homes by 2050 doubling the county’s current total housing stock of 280,000; about 100,000 of these are accounted for in current Local Plans with the remainder associated with expressway development. Once approved, construction of the expressway will start in 2025 and is due for completion by 2030.

2.5. The large scale and current uncertainties of the project mean that it is beyond the scope of this current Neighbourhood Plan. However, the situation will be monitored by the Parish Council and the Neighbourhood Plan reviewed if necessary in the future.

### Local Planning Documents

2.6. The current Local Plan currently consists of the Aylesbury Vale District Local Plan 2004 (AVDLP). In 2007, planning law changed meaning that the policies in this Local Plan had to be ‘saved’ by the Secretary of State in order to remain in force. Full details of the ‘saved’ policies of the AVDLP are available on BC’s website. The emerging Local Plan is called the Vale of Aylesbury Local Plan 2013-2033 (VALP). This is at an advanced stage in production and is currently at Examination by a Government Inspector. Its policies therefore have to be taken into account during the development of the Neighbourhood Plan.

## 3. Parish Description

3.1. Ickford Village is situated some 5 miles from Thame – (population 11,561 in the 2011 census), though now rapidly expanding, - 12 miles from Oxford (pop. 150,200), and 13 miles from Aylesbury (pop. 56,392), our postal town. The village is in the most western edge of Buckinghamshire and paradoxically closer to Oxford than many parts of Oxfordshire. The county border is the River Thame on the southern outskirts of the village.

3.2. The M40 motorway is some 3 miles travel to Junctions 7 or 8 – less as a crow would fly; and Haddenham-Thame Parkway station is some 5 miles to the east providing fast commuter services on the Chiltern line to High Wycombe and London Marylebone in the south; Bicester, Banbury and Birmingham, to the north. These wider but good communication links have made Ickford, as well as other surrounding villages, attractive places to live and commute, but in so doing have changed the economic wellbeing of the village.

3.3. Notwithstanding that, the surrounding land is flat, and crisscrossed by many footpaths. Access to the Chilterns – an Area of Outstanding Natural Beauty (AONB), is good and within a 15 minute drive.

3.4. The surrounding land has a very high water table, which can result in the fields around Ickford becoming badly flooded, and at times even the village itself. The village is in effect an island surrounded by a Flood Zone 3 flood zone. *See Flood Map, Floodplain in Ickford – Page 27.*

## History and Heritage

**3.5.** The origins of Ickford probably predate Roman times, and it would have been a small settlement with a river crossing. Between the seventh and ninth centuries the Anglo Saxons came to settle the sparsely populated area and created the villages of Worminghall, Shabbington and Tiddington and many others around Bernwode Forest.

**3.6.** The first documentary evidence of Ickford is in the Domesday Book of 1086. Estimates based on the record suggest that at this time Ickford was probably much the same size as the modern parish is today. In the following centuries change would have been slow. Many of the fields around the village are characterised by the ridge and furrow produced by the heavy Ox driven ploughs. Remnants of the three field system (medieval crop rotation) can also be seen on 19<sup>th</sup> Century maps.

**3.7.** Ickford is an example of a polyfocal settlement that grew up around two manors, it was predominantly an agricultural community, as evidenced by the number of former farmhouses and agricultural buildings that survive in the village. The village seems to have gone through a period of economic improvement in the mid- seventeenth century indicated by the replacement of original wooden bridges by solid stone versions that still exist today.

**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.

**3.9.** The older parts of Ickford are concentrated in four main areas: Little Ickford, Church Road, Worminghall Road, and around the Sheldon Road Bridge Road junction. The majority of historic buildings in the village are located in these areas and are covered by conservation area designation. The four historic areas have been linked by modern 20<sup>th</sup> century infilling, particularly to the north of Sheldon Road.

## Education

**3.10.** Ickford Combined School is an academy school located in the heart of the village for children aged 4 – 11 with a catchment area of Ickford, Worminghall and Shabbington. There is a Preschool adjoining the Primary school which also runs a Breakfast Club and an After School Club for children at the school.

**3.11.** Local children are in the secondary school catchment area for Wheatley Park School and some attend 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.

### Recreation facilities

3.12. There is a large recreation ground with an equipped play area in the centre of the village, next to the school . Adjacent to the Village Hall is a tennis court.

### Local business, services and employment

3.13. There are a few local businesses and the closest business park is Wornall Business Park in the neighbouring parish of Worminghall. The shop, pub (The Rising Sun) and school provide a few local employment opportunities.

### Population & Household Data

3.14. Today there are around 279 dwellings in the Parish, with an average household size of 2.69 persons. 82% of households own their own home. The 2011 census gives a population of 725 people. This shows a 10% decrease on 2001 census data.

## 4. Consultation

4.1. In July 2017 the Parish Council decided to canvass the views of the Villagers through a questionnaire. A notice was sent to every household about this by way of a leaflet drop, and subsequently questionnaires delivered by hand to each of the 279 properties in the community. As a consequence of the results from this survey, it was decided to set up the Neighbourhood Plan Group, which was established in October 2017 and started to get advice on the process from AVDC and others.

4.2. Every month there has been an update on the progress of the NP published in the Ickford Informer which is distributed free to each dwelling in the Village.

4.3. The website [www.visionforickford.co.uk](http://www.visionforickford.co.uk) went live early in 2018, and is regularly updated, and has a direct link to the Ickford Community site. It is publicised on all our updates.

4.4. A further questionnaire survey was undertaken in January 2018. Prior to distribution a leaflet drop was done to every household informing them of why this was being done and what it entailed. The questionnaire was hand delivered to the majority of occupants, and in many cases completed then and there with them. Those out received a return visit, and if still not there, a note was left with the questionnaire. These were then collected in person. As a consequence a **76% response** rate was attained.

4.5. The results of the questionnaire were publicised around the village.

4.6. On May bank holiday the Neighbourhood Plan Group (NPG) held our first display on the NP progress with 16 display boards, as part of the Church Fete. Around 80 people visited the stand and were engaged in presentations.



**4.7.** Individual committee members are all ‘ambassadors’ for the NP in their own right. Many attend village events such as café Rendezvous and keep people up to date and answer questions.

**4.8.** A post card leaflet drop was undertaken to all households letting them know about the second ‘open day’ which took place in the Village Hall on the 10th September. Over 100 people attended.

**4.9.** A verbal update and progress report is made each month to the Parish Council. This is minuted and also posted on the Ickford Community web site.

**4.10.** A notice board by the School is also dedicated and used to update villagers on the Neighbourhood Plan.

## 5. Issues, Vision and Objectives

**5.1.** The issues within Ickford are not dissimilar to those facing many other small rural communities:

- Poor to non-existent public transport to and from the village.
- Poor immediate access to health and community services.
- The village shop is a community owned venture borne out of necessity.
- Ageing population.
- Poor and constrained road access.
- A high number of cars per property due to the rural setting.
- High cost of housing relative to starting salaries for first time buyers.
- Limited direct employment opportunities within the village.
- Increasing number of full or part time home workers, but poor and/or expensive broadband services.
- Incidences of flooding in and around the village.
- Limited car parking for the school, and the village increasingly used as a rat run cut through from other communities.
- Limited sewerage capacity.
- No mains gas.
- Ickford is surrounded by low lying damp land which attracts the frost.
- Local school in the village is at capacity and oversubscribed.

**5.2.** The Vision and Objectives of this Neighbourhood Plan have been carefully developed and refined to reflect the priorities of the community and help set the future of the village. The Vision is the overall aim of the Neighbourhood Plan and the Objectives are more detailed, allowing the development of policies which in turn will be used to comment on and determine planning applications alongside other relevant policies and material considerations

## VISION

In 15 years' time, Ickford will still be 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 will endeavour to protect and enhance those characteristics which make Ickford a place that people choose to live in and enjoy.

## OBJECTIVES

**ENVIRONMENT:** To find opportunities for landscape, recreational and ecological gain whilst minimising the impact of new development on the natural and historic environment.

- To protect, improve and extend where possible the village's open spaces
- To protect the landscape setting and rural character
- To protect and enhance the historic and architectural environment of the village and its surroundings
- To reduce flood risk
- To conserve, enhance and protect biodiversity within the village

**HOUSING:** To provide existing and future residents with good housing.

- To provide an appropriate amount of housing to meet local needs including a range of affordable homes
- To provide an appropriate mix of housing for young families, the elderly who may wish to downsize and for first time buyers
- To ensure that all new housing is of quality design using materials that enhance local distinctiveness
- To keep all new developments small scale in keeping with the character of the village and the pattern of development

**TRAFFIC AND TRANSPORT:** To reduce the negative impact of traffic and encourage safe walking and cycling

- To ensure new developments have stated plans for the improvement of parking, accessibility and traffic flow
- To improve the footpath network as an amenity and improve access to village facilities and green spaces
- To position developments of any kind such that current problems with congestion, safety and parking are not exacerbated and if possible, reduced

**ECONOMY:** To enhance the prospects for local employment and business growth

- To support local businesses and realistic employment opportunities, including home working
- To ensure that up to date communication services are available to businesses

**COMMUNITY FACILITIES:** To foster and maintain the character, culture and vitality of the village as a thriving community

- To ensure housing development has actionable and enforceable plans to enhance the community and facilities and planning obligations' after plans
- To protect and enhance important village assets

## 6. Natural Environment

**Comments:** *Beautiful countryside, open fields, many footpaths, a huge abundance of nature.*

### Landscape

**6.1** There is a need to ensure that the tranquil, remote quality of the countryside surrounding Ickford is retained and enhanced while providing appropriately for the needs of local communities and visitors for recreation activities such as walking. The landscape around Ickford is predominantly flat pastoral landform. Due to the high watertable and the propensity for flooding, many of the fields are not in cultivation but instead turned over to pasture. This has ensured the survival of the medieval ridge and furrow, an important historic remnant, to many of the fields immediately adjoining the settlement. The small fields are enclosed by hedgerows which play a fundamental role in the rural character of the area.

**6.2.** Tree cover is strongest close to the settlement and watercourses, although there are a number of hedgerow trees which are prominent in the landscape due to the relative flatness of the landform. The village itself is well treed, particularly around the twin cores of the church and Little Ickford. Many of the mature trees in the historic cores are covered by Conservation Area provisions, but trees are a feature that need to be maintained and enhanced in all parts of the village. Hedgerows are also a key feature, particularly on the approaches to the village.

**6.3.** The church is a focal point at the edge of the village and there are good footpath links, particularly to Little Ickford and 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.

**6.4.** 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.

**6.5.** The landscape guidelines for Ickford Pastoral Vale are set out in the Aylesbury Vale Landscape Character Assessment (2008) and are as follows:

- Maintain and improve the condition of existing hedgerows through best practice 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.

**6.6.** The landscape of Ickford Parish is not a formally designated landscape, however, larger scale development of any type would have a detrimental impact on the rural and tranquil quality of the area and the setting of the village, given that the landform is flat and open.

**6.7.** Due to the linear nature of much of the village, the open fields to the rear of the buildings line form an important role in the setting of these houses, and reinforce the rural nature of the settlement. Key areas include Worminghall Road, the hayfield, fields to the south of Sheldon Road, and the field to the rear of Sheldon House.

**6.8.** Ickford village is surrounded by a great deal of historic ridge and furrow. The key reason for its survival is the low lying pastoral nature of the land and the heavy clay soil, which has prohibited deep ploughing. Aerial photographs of the village and surroundings indicate that nearly every field retains remnants of this historical agricultural practice, and the traditional inverted shallow S shapes where the plough was turned are still visible. Where there is well-preserved ridge and furrow at locations around the village, this should be retained.

**6.9.** Some of the fields have clearly defined raised areas which indicate old field boundaries, which the ridge and furrow system did not extend across.

## Views

**6.10** Ickford is a low lying village in the flood plain, surrounded by open countryside. Views both towards the village and within it play a fundamental role in the rural character of Ickford. The landscape is relatively flat which means long range views of the surrounding countryside are important, particularly during the winter months.

### Views into the village: Road

**6.11.** Access to the village is from the south along Bridge Road, and from the north along Worminghall Road. A secondary northern access is along Rocker Lane, a narrow hedge lined track which is very much a secondary road. All of the approaches to the village are very rural. From the Ickford Bridges the view is northerly along the road. From this vantage point too, the higher ground at Shabbington to the north west is visible, and the ridge

of Pepper Hill. These are not outstanding features on the landscape however, and the general view of the village is of a well treed and vegetated settlement. The hedgerows lining Bridge Road are important in funneling the view. The northern approaches are more rural due to the lack of development along Rocker Lane, and the open fields (well hedged) to either side of the upper reaches of Worminghall Road.

**6.12.** Due to hedgerows which line the main Shabbington to Worminghall Road there is no open vista into Ickford itself from the north. The hedgeline and trees are a key feature of these access roads into the village.

### Views into the village: Footpaths

**6.13.** A key view of the village is from the fields that separate the village from Worminghall to the west where there is a degree of visual connectivity between the villages. Due to the open pasture and the linearity of building line along Worminghall Road, the rear of houses and the church area are prominent. The cluster of historic buildings around the Rising Sun are prominent in views across the open ridge and furrow pasture, the patterns of their rooflines a pleasing juxtaposition of shapes, punctuated by mature trees. Views from the west towards the church are more limited by the tree cover, although the gables of The Grange are visible. The rooflines of houses on Farm Close and the western side of Worminghall Road are also visible in the landscape from this vantage point.

**6.14.** Views from Shabbington to the Little Ickford end of the village are focused more on the tree cover; few buildings are visible due to the vegetation cover.

### Views within the village

**6.15.** Within Ickford, views tend to be focused along the length of the main roads through the village and are primarily contained by the hedges and trees that line each side of sections of the carriageway. Where groups of buildings are located towards the front of their plots, these buildings also serve to contain views. Some buildings are thrown into visual prominence by virtue of their position to road junctions, pinch points, or bends in the roads. Significant examples are shown on the Key Views Map at Annex 2 and should be protected.

### Dark Skies

**6.16.** As a village with little street lighting, particularly away from the areas of dense housing, and few night lit buildings, Ickford is a good place to enjoy the night sky, and this was raised at the consultation exhibitions. CPRE have an interactive map of dark skies and this shows that Ickford is within an area of darker night skies. Some light pollution is visible from Thame, and from the M40 motorway services at Wheatley but generally the dark sky is valued by residents. Accordingly, all new lighting which needs planning permission will be expected to adhere to the guidance contained within the Institute of Lighting Professionals 2011 Guidance Note for Zone E2 (village or relatively dark locations).

## POLICY NE1: LANDSCAPE, VIEWS AND DARK SKIES

*Landscaping schemes for developments shall include planting trees of suitable native species that respect the local district landscape character as informed by the Aylesbury Vale Landscape Character Assessment. Applications for development within ickford should be accompanied by a tree and hedgerow survey and safeguard trees of high or moderate quality from the unacceptable effects of development, in accordance with BS5837 (2012).*

*Open views in and around Ickford are a valued part of the village and shall be maintained without visual intrusion where possible. Key views are shown on the plan at Annex 3. In such views, there shall be no unacceptable loss of visual amenity.*

*The historic ridge and furrow shall be retained where possible. Should development be permitted on sites where ridge and furrow survives, full mapping of the feature should be undertaken.*

*Development proposals shall include provisions for conserving dark skies, which is a highly valued feature of the village. All new lighting proposed as part of new development shall not exceed the standards for Zone E2 set in the Institute of Lighting Professionals Guidance Note 01/20. Proposals for street lighting should be avoided unless required by the Local Highway Authority where the need can be justified.*

## Green Infrastructure and Biodiversity

**6.17.** Green infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. Green infrastructure strategies are needed to maintain green corridors and extend or enhance them where possible. This includes buffer zones to infrastructure such as the M40 motorway where such buffer zones provide not only a refuge for wildlife, but effective noise attenuation.

**6.18.** Where new development takes place, the layout and form of new buildings should have regard for the rural setting of the village, with its existing green spaces and corridors. Development should enhance green spaces or features and the connections between them where practicable. New development must provide a 10% biodiversity net gain in line with the emerging Environment Bill.

**6.19.** Whilst there are no statutory wildlife designations in the Parish, Ickford and the surrounding area now lies in Natural England's Bernwood focus area which sets out specific information on the management of biodiversity and ecology related to the local environment. This 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. Ickford Parish encompasses one non-statutory site of nature conservation interest, Waterperry Fields Biological Notification Site (BNS). Development on or adjacent to this site should be avoided. 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.

**6.20.** The fauna recorded includes 36 species of butterfly, 46 bird species and more than 15 different mammals. Historically annual flooding in the vicinity, particularly in winter and spring, enables important migratory bird species to prosper. The local habitat also supports a range of moths and other insect and reptile species. Great crested newts are regularly found in local ponds. Predominately these recordings are verified by wildlife specialists including BBOWT, British Butterfly Conservation Trust and others who survey the locality on an ongoing basis. The Buckinghamshire and Milton Keynes Environmental Records Centre (BMKERC) holds the most up to date records of biodiversity assets. BMKERC 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.

**6.21.** 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 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. Black Poplars are present in the Parish and are noted as the Forestry Commissions most endangered native tree. Any unavoidable removal of a Black Poplar must be replaced by 3 new Black Poplar trees to ensure the species survival.

**6.22.** New development must support these habitats and species, in particular retaining and enhancing the hedgerows and ditches.

### **POLICY NE2: GREEN INFRASTRUCTURE & BIODIVERSITY**

*Development proposals must provide appropriate green infrastructure which results in a minimum 10% net gain in biodiversity, and provides or enhances connectivity between green spaces. In addition green infrastructure that contributes to flood mitigation will be requested.*

*The use of a habitat impact assessment prepared by a suitably qualified person will be required to assess any development impacts and produce the net gains for biodiversity required*

## Open Spaces

**6.23.** Ickford has a number of green spaces, both privately and publically owned, which play a role in the general character of the village as well as benefiting the general populace. One of the key qualities of the village environs is how a number of these green spaces are linked by footpaths enabling a circumnavigation of the village away from the built frontages. This pedestrian connectivity is an asset which could be enhanced.

**6.24.** The key open spaces are the Churchyard, the well-used open setting of the recreation ground (which provides a green lung in the centre of the village), and the village pond (which plays a fundamental role in creating the setting to the listed buildings in Little Ickford.)

**6.25.** Incidental open spaces which add to the character of the village are the areas of open verge. These are particularly noticeable at the corner of Church and Sheldon Road, where the verge runs north to the junction with Golders Close. Along Sheldon Road a wide verge is located to the frontages of the houses to the north from Field Close up towards Little Ickford. The lack of boundary treatments to front gardens adds to the sense of openness in this locality.

**6.26.** A further key green space is the field to the rear of Sheldon House. Whilst this lies outside the settlement boundary, it nonetheless forms a continuation of the green space of the recreation ground, allotments and linking corridor to the end of Turnfields. The footpath that runs through the field is an important link between the built-up area and fields adjacent to Little Ickford.

**6.27.** Two private open spaces also play a key role in the village. The hayfield to the south of the village shop and the smaller fields at the rear of Sheldon Road are important gaps, which help to delineate the historic cores of the original medieval settlement areas. Development over time along the roadsides has joined up the previously distinct areas. The spatial qualities of these gaps are fundamental to the rural character of the village, and its historical linear layout. Both the hayfield and the Bridge Road-Little Ickford field have footpaths crossing them and they play a key role in bringing the rural surroundings into the heart of the village. The hayfield is of particular importance due to the shallow plot depths on this part of Sheldon Road, which borrow the view and a sense of openness from the adjacent field.

## Local Green Space

**6.28.** Local Green Space is a very important designation which will protect areas of land which are much valued by the community and make a contribution to the character of the village in various ways. In the NPPF it is stated that in Neighbourhood Plans, local communities can identify green areas of particular importance to them for special protection and to rule out new development, other than in “very special circumstances”. The proposed designations are in accordance with the requirement in Paragraph 100 of the NPPF:

- The green space is in reasonably close proximity to the community it serves;

- The area is 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;
- The area concerned is local in character and is not an extensive tract of land.

**6.29.** An assessment has been carried out and the results are set out in the Background Evidence report. Seven local green spaces have been identified. All the proposed Local Green Spaces are in close proximity to the village and are used and valued by local residents and are not extensive tracts of land. Their retention as open spaces is critical to maintain the green infrastructure of the village and some enhancement of their biodiversity value is desirable. They are identified on the Policies Map.

### POLICY NE3: LOCAL GREEN SPACES

*The following areas are designated as Local Green Spaces which are protected from development in accordance with Green Belt policy.*

1. Churchyard
2. Village Pond
3. Land North of Sheldon House
4. Hayfield
5. Land South of Sheldon Road
6. Allotments
7. Recreation Ground

## 7. Built Environment and Heritage

**7.1.** Ickford Village is an ancient settlement which grew up close to a crossing of the River Thames. Ickford is mentioned in the Domesday book of 1086 as Iforde when it formed part of Bernwood Forest. The village grew around two manors, one at the Church and the other associated with Little Ickford. At some stage during the medieval period these two separate manors were consolidated into one known as Great Ickford Manor. As a result of its long history there is a wealth of historic and architectural interest extant in the village. The earliest parts of the church date from the Norman period, and there is a reference to Ickford Bridge dated 1237. Ickford is historically an agricultural settlement, surrounded by remnant ridge and furrow. The development of the wool trade led to many of the surrounding fields being turned over to pasture, a pattern that continues to this day. Many of the historic buildings in Ickford were at one time associated with agriculture. Part of the settlement was abandoned during the medieval period. To the south of the church there is an archaeological site comprising remnants of house platforms, roads and fishponds.

**7.2.** 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 Historic Environment Record.

**7.3.** The majority of the historic buildings in Ickford date from the 17th century. Older buildings were rebuilt, and plots adjacent to the main roadsides were gradually developed. Development was limited to four small areas, the two manorial cores, and the area by the road junction and the public house. During the 18<sup>th</sup> and 19<sup>th</sup> century a number of buildings were refronted and extended. Ickford remained a small agricultural settlement. By the mid 19<sup>th</sup> century there were two smithys and a number of small agricultural dwellings. Large houses were constructed on sites at the edge of the village, namely Hunters House, The Grange and the Manor House on Worminghall Road. Limited infilling occurred along the main routes.

**7.4.** Prior to World War II, Ickford was still a relatively sustainable village with agriculture forming the base of its economy. At this time there were six farms within the village and evidence of former agricultural buildings still survive. The village supported two public houses, a shop, smithy, and a post office. The school was built in 1906.

**7.5.** It is the post Second World War period that has marked the most significant change to the settlement, with development of modern housing estates primarily to the north of Sheldon Road, and east of the lower part of Worminghall Road. These effectively joined Little Ickford to the main core of the village. Linear infill development along Bridge Road filled the gaps between groups of small scale Victorian cottages. East of Worminghall Road, Golders Close was developed in the 1960s, with a fairly standardised layout of mostly two storey dwellings with an enclave of bungalows. To the west of Worminghall Road, Farm Close was developed in the 1990s on the site of Manor Farm. North of the Rising Sun public house linear development and infilling northwards occurred during the 1980s on standard sized plots to the west of the road. Limited infill to the east of the road has lent to a continuous built frontage.

**7.6.** A Built Heritage Assessment of Ickford has been produced as a background document for the Neighbourhood Plan and should be used as reference for any planning applications for new development in the Parish. (<http://visionforickford.co.uk/wp-content/uploads/2018/09/Ickford-Sustainability-Heritage-Assessment-15th-Sept-2018.pdf>).

## Heritage Assets

**7.7.** Heritage Assets hold significant values to their communities. Ickford contains both designated and non-designated heritage assets, including listed buildings, the conservation area, buildings of local note and archaeological remains. These heritage assets help define the village's character and portrays its history. They are irreplaceable and need to be conserved. Designated heritage assets are already afforded protection under the national system of heritage preservation. There are non-designated assets within Ickford without such protection which are potentially at risk from development threats. The neighbourhood plan seeks to protect both designated

and non-designated heritage assets in Ickford. It is important that non-designated heritage assets are accounted for and covered within the heritage policies as their value to the community is often as much as those which are designated.

**7.8.** The following policy supports the approach to protecting heritage assets and their setting as set out in Chapter 16 of the NPPF (conserving and enhancing the historic environment) and Policy BE1 of the Vale of Aylesbury Local Plan which refers to Heritage assets.

### **POLICY: BEH1 HERITAGE ASSETS**

*THE Neighbourhood Plan attaches great weight to the conservation of heritage assets. Both designated and non-designated heritage assets in Ickford will be safeguarded in line with Paragraph 195 of the National Planning Policy Framework.*

*Proposals that preserve those elements of the setting that make a positive contribution to the heritage asset should be treated favourably.*

### **Ickford Conservation Area**

**7.9.** The conservation area was designated in 1991 and consists of 4 distinct cores of historic interest. The analysis of these is set out in detail in the Ickford Built Heritage Assessment. The Assessment also details positive features of the area (views, trees, listed buildings and buildings of local note).

7.10 All planning applications within the conservation area should explain how the design of proposals have sought to sustain or enhance positive features of the area identified in the Built Heritage Assessment.

### **POLICY BEH2: DESIGN IN THE CONSERVATION AREA**

*Proposals for development must demonstrate that they aim to preserve or enhance the character or appearance of the Ickford Conservation Area as detailed in the Ickford Built Heritage Assessment.*

*All planning applications within the conservation area must demonstrate how the design of proposals have sought to preserve or enhance positive features of the area.*

*All planning applications should achieve a high standard of design  
The design of development proposals should reflect the style of existing buildings and the character of the streetscape in respect of the use of construction materials, and finishes for buildings and extensions. New buildings should be of a scale, size, and proportion so as to complement the character of traditional buildings and reflect the traditional building material palette utilised in the village.*

## Design in the setting of the Conservation Area

**7.11.** The purpose of conservation area designation is to identify and acknowledge the special character of a locality and this also applies to the areas adjacent to it that form its setting. The extent of setting will differ depending upon the location and the nature/scale of proposals. The policy requires that any application for development in the vicinity of the conservation area will be expected to show that any visual or functional relationship between the location and the Conservation Area has been understood and taken into consideration during the design process.

### POLICY BEH3: THE SETTING OF THE CONSERVATION AREA

*Development proposals affecting the setting of the conservation will only be supported where they are accompanied by an assessment of the contribution of the land to the setting of the Conservation Area, including its enjoyment, and can demonstrate that the proposals have been designed to preserve or enhance the character or appearance of the conservation area and any designated and non-designated heritage assets within it.*

## Non Designated Heritage Assets: Including “Buildings of Local Note”

**7.12.** Listed Buildings and Scheduled Ancient Monument status are the two statutory designations that offer protection to the Historic Environment. Only a proportion of heritage assets are protected by statutory designation and the Neighbourhood Plan seeks to recognise the value of the whole historic environment through the Neighbourhood Plan process. The Neighbourhood Plan offers recognition and additional protection to the non-designated heritage assets that are considered to be of local importance, and are intrinsic to the character and sense of place.

**7.13.** This is in line with Policy BE1 of the Vale of Aylesbury Local Plan, which refers to “Buildings of Local Note”.

**7.14.** The non-designated heritage asset list is made up of historic buildings (Buildings of Local Note) and archaeological sites that have not been deemed eligible for protection under Listed Buildings or Scheduled Ancient Monument status but are locally important and distinctive. They contribute to the sense of place of Ickford and represent the best of the non-statutory designated assets. Assessment was carried out in line with the criteria listed in Historic England’s Advice Note 7 Local Heritage Listing. The criteria are as follows:

- Age
- Rarity
- Group Value
- Architectural interest
- Historical Association
- Designated Landscape Interest
- Landmark status
- Social and Commercial value

**7.15.** The policy identifies as “Buildings of Local Note” a number of buildings in the village that have local heritage importance. The policy is intended to inform decision makers of the presence of a non-designated asset when judging the effects of a development in line with para 135 of the NPPF.

These are listed as Annex 4 and full details are set it in the Built Heritage Assessment. Other non designated Heritage Assets include the remnant ridge and furrow in fields immediately adjacent to and within the village.

#### POLICY BEH4: NON DESIGNATED HERITAGE ASSETS

*The Neighbourhood Plan identifies buildings and structures that have local heritage significance by virtue of their local historical and or architectural value to the local community: Local Note Buildings in Annex 4.*

*Proposals that result in material harm to non-designated heritage assets, including their setting, will be resisted. A balanced judgement will be required having regard to the degree of harm and the significance of the asset.*

*Developments affecting a non-designated heritage asset should achieve a high quality in design which respects and complements the heritage context in terms of scale, massing, design, detailing and use.*

## 8. Flooding and Drainage



**Comments:** ‘Flooding the whole length of Church Road near pumping station’ ‘In prolonged wet weather a tanker has to pump excess water from the drains to try to prevent flooding. The pumping continues during the day and the night’ ‘Sewerage issues a concern –smells along Sheldon Road’ ‘Floods between Ickford and Worminghall’ ‘Sewerage comes up in the bathroom’ ‘Floods between Ickford and Tiddington’ ‘Sewers that work’ ‘Floods along Sheldon Road’.

**8.1.** Water is a very important issue for Ickford’s residents’ and, at all the village consultations, great concern was expressed over the historic and current flooding problems and potential ability of the water infrastructure to cater for additional development. Ickford is an ‘island’ surrounded by high flood risk areas (Flood Zone 3), arising from overgrowing rivers, excess groundwater or inadequate drainage. The village is subject to flooding from all directions and on occasions the village has been ‘cut off’ with all three access roads being impassable for an ordinary domestic car. In addition, there have also been several occurrences of sewer flooding, where ground water has infiltrated the sewage system and overloaded it. Sewerage has infiltrated open culverts in the village as well as coming back up residents toilets. This indicates that the Parish drainage and sewage system are near capacity. Accordingly, the rivers, watercourses, sewers and ground conditions throughout Ickford have little capacity to accommodate the flow that can be received from any new developments. Potentially the impact of climate change could worsen the current situation.

8.2. Ickford’s hydrology drains southward into the River Thames. The River Thames provides a catchment area for rainwater, which flows ultimately into the River Thames. There is a River Thames Conservation Trust [www.riverthame.org](http://www.riverthame.org) which monitors the health of the River. The flood plains from the three main water courses – Worminghall Brook, Peppershill Brook and the River Thames lie within the parish.

8.3. The two river tributaries within Ickford’s neighbourhood area, 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. There are two other drains from the end of Church Road and from Little Ickford. When there is high rainfall, water enters the sewage system that cannot cope and the surface water makes the roads impassable by cars.

8.4. 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 contact them at an early stage to see if there is capacity in water and/or wastewater networks to serve their development.

8.5. After any future development, which will require a flood risk assessment, the suitability of conventional Sustainable Urban Drainage Systems (SuDS) will need to be explored at site-level given the hydrogeological characteristics of the parish. Where suitable, the 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.

8.6. Proposals will be required to comply with relevant guidance from the competent authorities including the Environment Agency and Thames Water. Policies in the Local Plan and the NPPF are also important, particularly with regard to the sequential test, climate change and conserving watercourses.



### POLICY F1: FLOODING

*Development proposals shall;*

- *be designed and constructed so that the overall level of flood risk from all sources within the village will not increase;*
- *provide appropriate and effective surface water drainage demonstrating compliance with established guidelines including use of Sustainable urban Drainage Systems (SuDS) to ensure no net increase in run off. The location of (SuDs) within multifunctional green infrastructure is recommended.*

### Floodplain in Ickford



## 9. New Development

**Comments:** *appropriate expansion, don't wreck the village; no more 4/5 bedroom homes, large developments not needed.*

### Settlement Boundary

**9.1.** Ickford is an attractive small rural village, much valued by its residents who appreciate its rural character and wish to see that character maintained. The current built up area of the village is easily definable, both visually and functionally. Accordingly, the settlement boundary has been drawn to reflect the current situation and includes the existing housing commitments at Turnfields (Local Plan allocation) and behind Worminghall Road (appeal decision). Small scale housing development, for example, infilling of 1 or 2 houses could be acceptable in principle within the settlement boundary provided that the rural character of the area is maintained and the design is appropriate and reinforces local character. Other settlement-related development such as community facilities is also acceptable in principle within the settlement boundary.

**9.2.** Beyond the village, in open countryside there should only be development allowed which is suitable for the countryside location, including farming and rural employment. The NPPF sets out the parameters for development in open countryside.

**9.3.** The settlement boundary is defined on the Policies Map at Annex 1.

## POLICY ND1: SETTLEMENT BOUNDARY

*Within the Settlement Boundary, proposals for new development will be supported which are appropriate in scale, design and character to the village; contribute to its local distinctiveness; and do not cause unacceptable harm to the amenity or living conditions of neighbouring occupiers.*

*Proposals for development outside the Settlement Boundary in the open countryside will not be supported unless they;*

- *meet the criteria for rural exception sites or special circumstance for new isolated homes in the countryside, set out in national planning policy, and;*
- *respect the character of the countryside and do not generate levels and types of traffic which would be harmful to highway capacity and / or safety.*

### High Quality Design

**Comments:** *rural community, has a proper country feel; feeling of space and not living in packed conditions, linear housing so most people have views of trees/fields/open space*

**9.4.** The rural character of the village and its surroundings should be preserved as much as possible, whilst allowing some development of individual buildings and some new housing to ensure the future vitality of the village. Much of the village is characterised by linear development particularly along Worminghall Road, where incrementally, housing has been added over the years. The village expanded greatly from the 1970's onwards with the building of Golders Close, Turnfields and other smaller developments. 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. There is no rigid uniformity of character or materials and therefore it is important that new development is of high quality in its own right.

**9.5.** Any new development, whether extensions to dwellings or new dwellings or other buildings need to be carefully considered in its context to maintain the rural character. This can be done by ensuring that massing and orientation of buildings respect the adjacent buildings or street scene and that boundary treatment is 'traditional' such as hedgerows, or low walls. Large masses of building or extensive use of hard landscaping would represent inappropriate 'urbanisation' of the area and erode the character so much valued by the residents.

**9.6.** There are a variety of building materials used within historic buildings in Ickford. Stone is fairly common and there are some timber framed buildings. In terms of roof materials, there are some thatched cottages, but tile and slate are also used. Brick is the most common building material in the village, as most of the buildings date from the 20<sup>th</sup> century. Where older brick is seen, it is mellow red and browns of the traditional Buckinghamshire brick. More detail is given in the Ickford Built Heritage Assessment. Materials used in new development should match or complement existing buildings in the locality.

## POLICY ND2: HIGH QUALITY DESIGN

*The rural character of the village and its surroundings will be respected through high quality new development. Proposals for development including alterations to existing buildings will be supported provided that;*

- *Their scale, density, height, massing, landscape design, layout and materials reflect the character and scale of the surrounding buildings and of distinctive local features, and;*
- *The existing pattern of development is respected, and;*
- *The proposal retains and enhances natural features and boundaries, including trees, hedgerows and water courses, which contribute to visual amenity or are important for their ecological value and biodiversity, and;*
- *The planned development will not cause unacceptable harm to neighbouring properties by way of loss of privacy, daylight, noise, visual intrusion or amenity.*

### New Housing Development

**Comments:** *housing for elderly and young people to maintain the balance of the population, housing that young people/families of limited means can rent or buy.*

**9.7.** Local residents are generally supportive of small scale development which could provide opportunities for local people to move within the village such as downsizing into smaller units, starter homes for younger people and more affordable units for young families. It is acknowledged that there are limited opportunities for additional housing development to come forward within the existing built up area.

**9.8.** The VALP identifies Ickford as a suitable location for sustainable development given its level of services and its status as a medium village. The Local Plan allocates a site for 20 houses off Turnfields and outline planning permission was granted for 30 houses on the site in September 2019. The details of the design and layout of the houses is yet to be confirmed but integration with the existing village, minimising the impact on the adjacent properties and the creation of a landscaped boundary against the open countryside beyond is of paramount importance.

**9.9.** In August 2019, outline planning permission was granted on appeal for up to 66 homes on Land at the rear of 42 Worminghall Road. The new development will be the largest in Ickford and it is essential that the design is of the highest quality to reduce the impact on the conservation area, the rural context and the occupiers of the properties adjacent to the site. The Worminghall Road site is at a higher ground level than the adjacent conservation area, so this is an issue that requires sensitive design.

**9.10.** The Neighbourhood Plan has to be in general conformity with the Local Plan and it cannot insist on a lower level of development than the Local Plan. Given that the village will be growing by an additional 96 homes and its status as a medium village with a relatively unsustainable rural location, no more growth during the period of the Neighbourhood Plan is envisaged to be appropriate other than infill or redevelopment within the settlement boundary. The policy sets out detailed design criteria against which planning applications must be assessed to ensure that the resulting schemes are of the highest quality. Building form, detailing and materials that are suitable to enable a cohesive development are set out in the Built Heritage Assessment.

### **POLICY ND3: NEW HOUSING DEVELOPMENT**

*All new housing development will be required to deliver a well-designed scheme that links both visually and functionally to the existing village. The following issues must be addressed:*

- *Scale: New buildings must respect both the scale of surrounding development and be designed to mitigate against issues of overlooking and loss of residential amenity.*
- *Form: The character and appearance of the area shall be respected in the form of new housing development.*
- *Design: Buildings should exhibit a simplicity of design, with tradition solid to void ratios. Openings should be set into walls to add articulation to the elevations.*
- *Materials: All building materials should respect the local vernacular as set out in the Built Heritage Assessment.*
- *Landscaping: Buffers to the boundaries of sites should be substantial, particularly where there is currently only fence and/or deciduous hedging. Issues of privacy and overlooking must be addressed. Tree planting along boundaries and between individual houses is required to soften the impact of the development. To ensure long-term maintenance, a management plan will be required for landscaping schemes, secured with a planning condition or Section 106 planning obligation where appropriate.*
- *Parking: All carparking spaces to be provided within individual curtilages, and to the rear of frontages.*
- *Sustainable Urban Drainage (SUDs) features shall be natural-looking and wildlife-friendly.*
- *Affordable housing shall be provided in line with the requirements of the Local Plan.*
- *Contribute proportionally towards any necessary improvements to recreational facilities and community facilities and green infrastructure including allotments.*

**9.11.** In terms of form, Ickford is typically characterised by the following features: limited span depth between front and rear walls; incorporation of gables; use of traditional roofs; ridges of a height less than 7 metres above ground level; building depths achieved through the use of subsidiary wings rather than deep floor plans; and building heights not exceeding two storeys (attic floors absent). In places, buildings are one-and-a-half storeys in height with low eaves and dormer windows.

### Housing Affordability and Mix

**9.12.** Affordability of housing is a key issue within Ickford in view of the aging demographic with a median age of 49 compared with 39 in the UK as a whole. There is demand for all types of housing, but particularly homes for first buy and smaller family homes.

**9.13.** The Department of Communities and Local Government guidance says “A household can be considered able to afford to buy a home if it costs 3.5 times the gross household income for a single earner household or 2.9 times the gross household income for dual-income households”. The cheapest 2 bedroom property sold in Ickford, over the last ten years, (adjusted for 2018 prices) was £270,622 implying a single income of £77,000 or a dual income of £93,000. The cheapest 3 bedroom property sold would cost £313,195 implying a single income of £89,000 or a dual income of £108,000.

**9.14.** The mean sale price of 2 and 3 bedroom homes in Ickford appears to be somewhat greater than for the ‘HP18 9’ postcode sector (Long Crendon, Brill and the surrounding villages) as a whole while the mean prices for 4 and 5/6 bedroom homes in Ickford are below those for the ‘HP18 9’ as a whole.

**9.15.** This means that all property that comes on the market for sale in Ickford is expensive, particularly smaller properties and generally out of the reach of families on average incomes.

### Housing Mix

**9.16.** There are currently 279 residential properties in Ickford and Little Ickford. 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.

**9.17.** It can be seen from Table 1 that there is much lower proportion of smaller houses (council tax band A to D) in Ickford (31.2%) compared to BC as a whole (67%) and a correspondingly higher proportion of larger houses (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 BC – Aylesbury Vale Area.

**Table 1.**

| Council Tax Band | Bucks Council<br>(Aylesbury Vale area) % | “HP18 9”<br>Postcode | Ickford<br>% |
|------------------|--|----------------------|--------------|
| A                | 4.2                                      | 2.2                  | 2.2          |
| B                | 16.1                                     | 9.5                  | 9.0          |
| C                | 28.7                                     | 18.0                 | 8.6          |
| D                | 17.9                                     | 11.8                 | 11.5         |
| E                | 14.3                                     | 16.9                 | 19.0         |
| F                | 10.2                                     | 18.9                 | 24.0         |
| G                | 8.0                                      | 21.8                 | 24.7         |
| H                | 0.5                                      | 0.8                  | 1.1          |
| <b>Total</b>     | <b>100</b>                               | <b>100</b>           | <b>100</b>   |

**9.18.** In Table 2, it can be seen that the distribution of council tax bands in Ickford is very similar to both Worminghall and Shabbington with all three villages having approximately 50% of properties in Bands F to H compared with less than 20% for BC – Aylesbury Vale Area.

**Table 2.**

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

**9.19.** In terms of future housing to be provided, Ickford may not necessarily be attractive to first time buyers due to the lack of access to public transport and the limited shopping, limited employment opportunity and recreational facilities for young people. In some cases, a young adult couple living in Ickford would require two cars to get to work and services, thus making Ickford less affordable than other local areas with better services or transport links.

**9.20.** Similarly, elderly Ickford residents seeking to downsize are perhaps more likely to look to Thame, particularly if they are unable to drive, so they can have access to all the facilities it offers including the GP service. Thame and Princes Risborough also have specific retirement developments which are attractive to older people wishing to downsize.

**9.21.** However, families with young children are likely to be strongly attracted to Ickford due to its highly regarded Primary School which has been rated as one of the top 1% of primary schools in the country. Accordingly, emphasis should be placed on providing 2-3 bedroom terraced and semi-detached homes rather than larger 4-5 bedroom houses which are well provided for already in the village.

### Affordable Housing

**9.22.** There are 30 affordable homes in Ickford, all of them socially rented from the Vale of Aylesbury Housing Association. 26 households on the Housing Register within the West Aylesbury Vale sub-group have a local connection to Ickford. This does not necessarily mean that they wish to be housed in the village. A full Housing Needs Survey would reveal if there is a specific current need for affordable homes in Ickford, however, the new affordable homes that will come forward as part of BC's Local Plan allocation and the recent permission granted on appeal. It is imperative that some new less expensive market homes are made available, such as small terrace or semi-detached dwellings to redress the balance in the housing stock will provide some additional units in the village.

#### POLICY ND4: HOUSING MIX AND AFFORDABILITY

*In new residential developments there shall be a variety of dwelling types and sizes. In particular, schemes containing smaller less expensive market homes suitable for young families and affordable housing for rent and home ownership, will be supported*

## 10. Traffic and Transport

**Comments:** 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.

### Roads

**10.1.** The road network in the village and immediate vicinity is rural, with relatively narrow carriageways mostly bounded by hedgerows. Ickford is within easy reach of some major employment centres, including Oxford, Aylesbury, Thame, London Heathrow Airport and London (via rail). The vast majority of residents use their own cars for individual journeys to work – there is an average of 2.35 cars per property as revealed by the village questionnaire confirming that most households with more than one resident in employment have a car each. Traffic is generated within Ickford village from local journeys as well as through-traffic coming to and from the A418 at Tiddington in order to access the villages to the north such as Oakley and Brill, to get to Oxford without having to use the congested A40 and to get to the large retail parks

in Bicester without having to use the M40. There appears to be an increase in heavy lorries travelling through the village possibly due to the repair of the bridge on Mill Road/North Weston in Shabbington and the recent opening of the Midwest Formwork (UK) Ltd at Worminghall - this has increased the very heavy traffic. These large vehicles potentially have a serious impact on safety and also have damaged the structural integrity of the Grade II listed Ickford Bridge (dated 1865). There is also potential for damage to the numerous historic houses in the village, several of which are built right on the very edge of the road with little or no foundations. They also lead to a greater deterioration of road surfaces built with poor foundations on the flood plain.

**10.2.** Residents expressed serious concerns about potential accidents due to the speed of traffic through the village, especially the risk to children and pedestrians around the school. Although pavements have been quite recently installed along part of Worminghall Road and repaired, as in Bridge Road, most are on one side only, requiring a frequent crossing from one side to the other in order to remain on a pavement.

**10.3.** Travel to school can have serious traffic implications on a settlement and can account for a large number of journeys made at peak times into and out of the village. There is a school bus from Worminghall and Shabbington to Ickford School but many parents of children from these villages still choose to bring them by car, perhaps on their way to work, and at peak times cars parked on Sheldon Road and Bridge Road are a serious impediment to traffic. The bus can be unable to get down Sheldon Road due to cars parked either side although this has been improved by the parking restriction being extended outside the school gates and the additional parking on the edge of the Recreation Ground provided by the Parish Council. Parents are encouraged to use the car park at the Village Hall and adjacent to the Pavilion in order to help alleviate the situation.

**10.4** There is a school bus taking pupils to secondary schools in Wheatley while pupils going to the Aylesbury Grammar Schools use the public bus 110 service. The future of these services are uncertain.

**10.5.** Road access to the village is via three routes, from Tiddington, Shabbington and Worminghall and in past winters (eg. 2007) all three roads have been flooded, cutting off the village for a standard family car. This situation is likely to get worse with climate change and any large increase in housing in the village, unless mitigation measures against flood risk on and off site are provided in accordance with national policy.

**10.6.** There is some concern about the increasing trend to park cars on pavements and block the path of pushchairs, wheelchairs and emergency vehicles, particularly on Sheldon Road near the school and shop. In some instances this occurs because some housing has inadequate parking for modern usage. Residents often use garages for storage, particularly if they are too small for modern large cars. Parking standards will be issued through a Supplementary Planning Document (SPD) to the VALP and until that time the standard set out in the policy below shall be used.

## Other forms of transport

**10.7.** The nearest train station is Haddenham & Thame Parkway which is about 15 minutes drive away. There are quite a number of residents who commute to work by train, but have to use their cars to travel to the station. There is no bus which runs at an appropriate time to facilitate a daily working pattern for commuters.

**10.8.** Many of the village's older residents, young adults who do not drive, and parents with children would like to have more regular bus services to Thame (Tuesday market, shopping, friends etc), Haddenham (rail station), Aylesbury and Oxford (schools, shops, entertainment). 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.

**10.9.** There are no off road surfaced cycling links in the neighbourhood area and cycling can be dangerous on the narrow country roads with limited visibility for drivers. The A418 road is relatively well served with a good bus service to Aylesbury via the train station and also to Oxford but accessing this form of transport requires a rather perilous 1.5 mile walk/cycle to Tiddington down Bridge Road or an even more perilous cycle/walk through Shabbington. There are bike racks at the bus stops on the A418 at both locations. Both routes have no pavements outside the villages and very few grass verges on which it is possible to walk, plus several sharp bends making it necessary to repeatedly cross from one side of the road to the other.

**10.10.** A huge asset to the village would be a cycle path or walkway along either road so that Thame, Oxford, Aylesbury and Haddenham and Thame Parkway Station could all be accessed without a car.

**10.11.** The village itself is relatively well served by footpaths and residents can move about the village without using the roads if they choose to do so, although there are some issues with maintenance of those paths which become very muddy and uneven. Golders Close in particular can also be accessed quickly via alleyways and making allowance for such paths in any new development would be beneficial. There are also marked footpaths to the neighbouring villages across open fields.

**10.12.** Whilst issues such as speeding, parking and the provision of bus services are not directly land use issues and therefore outside the scope of the Neighbourhood Plan, all new development will be required to provide sufficient parking to meet modern needs and incorporate traffic calming and pavements or footpath links where appropriate. Section 106/CIL contributions will be sought to contribute to traffic calming measures wherever possible.

### **POLICY TT1: TRAFFIC AND TRANSPORT**

*New development in the parish will only be supported where it can be demonstrated that any severe adverse residual cumulative impacts on the road network will be mitigated and highway safety will not be compromised.*

*In any new development, consideration shall be given to traffic calming measures and to new footways linking with existing footways.*

*All development shall provide adequate off-street car parking. Until the emerging Local Plan is adopted, there shall be 1 parking space within the plot for 1 bedroom homes, at least 2 spaces for 2 or 3 bedroom homes, and at least 3 spaces for 4 bedroom homes. These spaces do not include small garages (below 6m x 3m external) or tandem parking.*

*Any car parking spaces and footpaths, where required, shall use permeable surfaces to allow for rainwater absorption and to maintain a rural character to the streetscene.*

## **11. Economy**

**11.1.** There are a range of small business enterprises in Ickford, which provide both local employment opportunities as well as services to the village itself and surrounding villages. The most visible of these are:

- Intuitive Digital – website design, development and hosting.
- Otmoor Electrical – Electrical and Mechanical contractors.
- Ivan Dutton – Bugatti service, repair and restoration.
- Shop/post office - The shop/post office was bought by a consortium of villagers in 2001 and is run as a business by a leaseholder.
- Rising Sun Public House.
- Ickford Primary School.

**11.2.** A more recent development has been the growth in businesses/ companies (in particular building services) being run from personal homes, as well as the development of the Internet allowing more opportunities for employees to be “working from home”.

**11.3.** The village is served by broadband internet, as well as underground fibre-optic services provided to individual properties by an Abingdon base service provider, Gigaclear.

**11.4.** The primary aim is to enhance the growth prospects of the current local employment opportunities as well as adding potential future ones.

### POLICY E1: ECONOMIC OPPORTUNITIES

*Proposals to improve the viability of economic development by way of the extension or partial replacement or redevelopment of buildings, structures and land, will be supported, provided the design of the scheme respects heritage features, the street scene and the resulting increase in use will not have unacceptable negative impact on the amenities of adjoining residential properties.*

*In support of homeworking and improved connections in the Parish, provisions that will facilitate the installation and upgrading of internet services including superfast broadband will be encouraged.*

## 12. Community Facilities

**Comments:** *the community spirit is wonderful, all village facilities must be maintained and supported; a good shop is valued and a pub with a good restaurant would be good.*

**12.1.** There are a range of facilities, organisations and clubs in Ickford, which are successful in keeping the village a vibrant and community-based place to live. Since 1952 there has been an annual Tug of War competition over the River Thames between Ickford and Tiddington teams. The social and pastoral infrastructure includes a church, which has a kitchen and facilities enabling it to be used for functions and coffee mornings and to provide a weekly play session for parents with pre-school children and a small assortment of clubs and societies. There is also a pub, the Rising Sun. The shop/post office was bought by a consortium of villagers in 2001 and is run as a business by contributing much to the community feel of Ickford. During consultation, it counted as the most used facility in the village. Ickford Village Hall is also well used and was built by volunteers in 1950. However, the village hall facility could be improved, some villagers suggesting relocating towards the centre of the village during consultation. There is a tennis court next to the village hall which is run by the Village Hall.

**12.2.** In the centre of the village, there is a well-used recreation ground on land donated to the village in 1981 by a local villager. 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. The Sports pavilion was built by villagers in 1996 for Ickford football team. The team no longer uses the pitch and the pavilion has been converted into a small meeting space, also used for club meetings.

**12.3.** The allotments are run by the Allotments Society and are usually fully subscribed.

**12.4.** Ickford Combined Primary School is a successful and oversubscribed primary school with a catchment area for the surrounding villages and there is a pre-school next door which operates an after-school and breakfast club. The school hall is used by the badminton club and fitness classes.

**12.5.** The overwhelming view from the survey is that it is essential that these facilities remain in use and are well supported. Closure of the shop and pub in particular would result in more car journeys in and out of the village. Accordingly, change of use, conversion or demolition of any of the facilities listed below to a use which is not for the community will be resisted unless a replacement would prove more suitable for the needs of the community. The applicant will need to put forward evidence that the existing use is no longer commercially viable and, prove that a genuine attempt has been made to market the enterprise as a going concern for at least a year.

### **POLICY CF1: COMMUNITY FACILITIES**

*Development proposals that will result in either the loss of or significant harm to a valued community facility, as listed below, will not be supported, unless it can be clearly demonstrated that its continued use is no longer viable or that appropriate alternative arrangements are more suitable for commercial uses. This will require evidence that the property has been actively marketed, commensurate with its use, at an open market value for a period of at least 12 months. Facilities are;*

- *Shop/post office*
- *Rising Sun Public House*
- *Ickford Village Hall*
- *Ickford Playing Field, pavilion and equipped Play Area*

*Proposals to improve the viability of a community facility by way of the extension or partial replacement or redevelopment of buildings, structures and land, will be supported, provided the design of the scheme respects heritage features, the street scene and the resulting increase in use will not have an unacceptable negative impact on the amenities of adjoining residential properties.*

## 13. Implementation, Monitoring & Review

### Implementation

**13.1.** The Neighbourhood Plan will be delivered and implemented over its life by different stakeholders and partners. Flexibility will be needed as new challenges and opportunities arise over the plan period. The Parish Council is committed to Localism and locally informed influence over planning decisions and will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan.

**13.2.** The Plan will be used by the Parish Council to:

- guide comments on planning applications
- negotiate with landowners and developers to achieve the best possible outcomes from new development
- direct financial resources to the villages in a structured way
- bring together groups or working parties to improve the local environment
- lobby local authorities to support the parishioners' wishes and aspirations
- negotiate with the highway authority for improvements to road safety including management of large vehicles through the village.

### Working in partnership

**13.3.** The Council will build upon its excellent track record in engaging in planning decisions (reactively through consultation and proactively through promoting the policies of this plan) and by delivering related projects for the local community. However, it is recognised that partnership working is needed for the potential of the plan to be realised. Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below.

- **Aylesbury Vale District Council (Buckinghamshire Council)** - Planning Policy, Development Management, Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities .
- **Buckinghamshire County Council (Buckinghamshire Council)** - Drainage, Highways and Transport, Education, Landscape Heritage and Social Services.
- **Adjoining Parish Councils** – Assessing impact of large scale planning applications.
- **South East Midlands Local Enterprise Partnerships (SEMLEP)** The LEP is a potential partner for joint working, funding and implementation and activity may be relevant to rural businesses.
- **Environment Agency** The planning, design and delivery of development, taking account of: Flood risk management; Water quality and water resources, (3) Waste management,

- (4) Land contamination & soil and (5) Environmental permits and other regulation.
- **Site owners and developers** will need to liaise with the Parish Council as well as the other agencies involved in development.

### Funding and Implementation Mechanisms

**13.4.** Financial contributions will be sought from developers through Section 106 agreements and the Community Infrastructure Levy (CIL) which provides a legal framework to raise funds to provide the infrastructure needed to cope with new developments. BC will consider a CIL for the Aylesbury Vale area and if and when it is introduced in the area, contributions will be sought as appropriate under CIL Regulations and the NPPF.

**13.5.** The Neighbourhood Planning Regulations of the 2011 Localism Act enable areas with a Neighbourhood Plan in place to receive at least 25% of the CIL raised in their area to direct to their own local infrastructure priorities.

### Community Aspirations

**13.6.** During the extensive consultation exercises, residents were asked to list their aspirations for new or improved facilities, services and infrastructure. The following list is not in order of priority but it is expected that the Parish Council will continue to work with parishioners and partners to endeavour to provide the following aspirations.

- Updated/refurbished village hall
- A Bowls Green and Bowls Club
- A Youth Club
- Improved play facilities for children
- A café/tea room
- Starter homes for young people and families
- Medical facilities in the village, maybe once or twice a week
- A Community Orchard
- Develop a nature field
- More trees planted throughout the village together with wildlife verges
- Cycle/walking route to Tiddington and surrounding villages
- Better public transport in general
- Community minibus to link with the 280 bus service that runs from Aylesbury to Oxford
- Improved parking in the village
- Improved road surfaces and highway maintenance
- Speed humps
- Improved sewerage system
- Flooding issues addressed

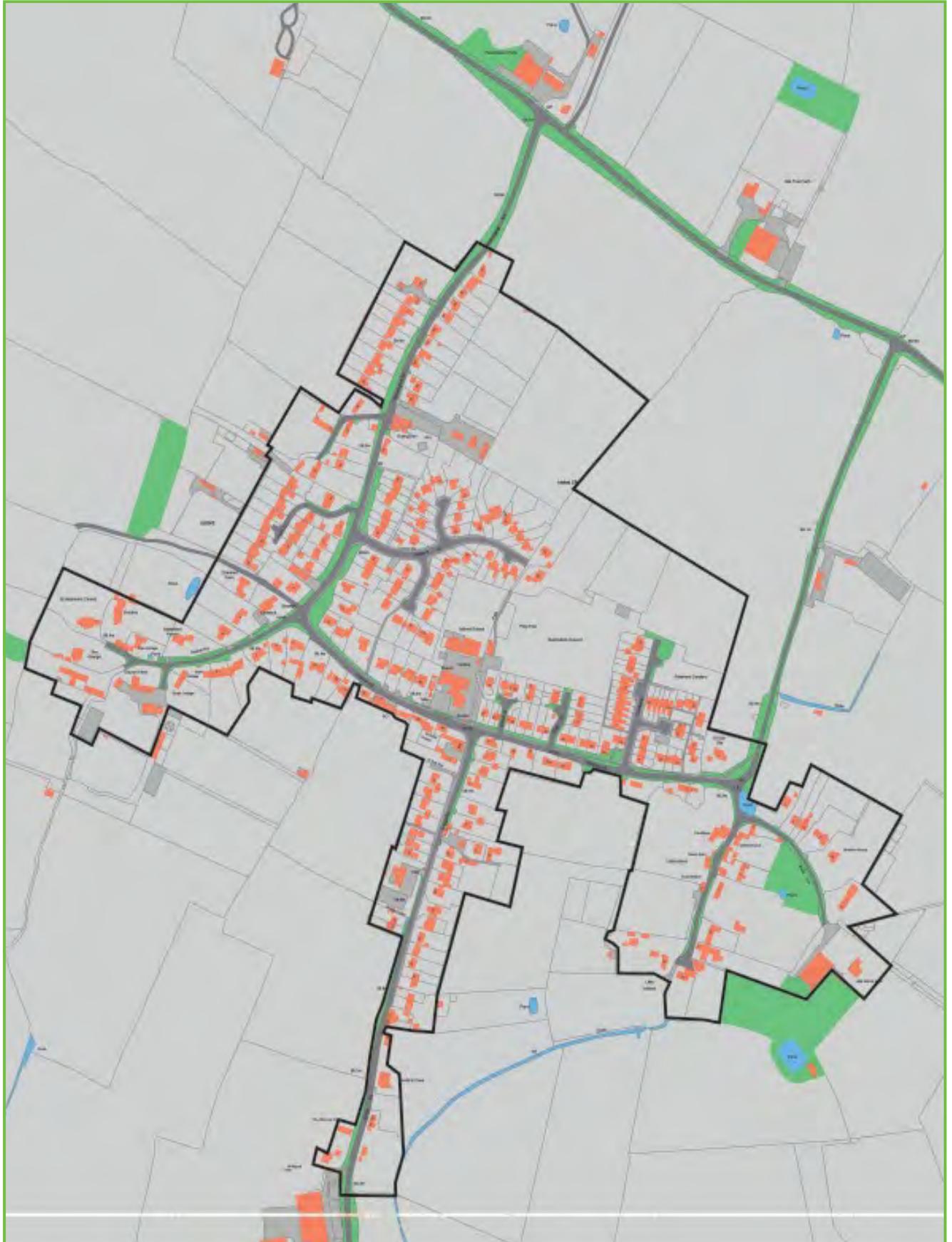
## Review

**13.6.** It is important to check that progress is made towards meeting the objectives and policies of the Plan. The Parish Council will report on the implementation of the Plan every 5 years and consider:

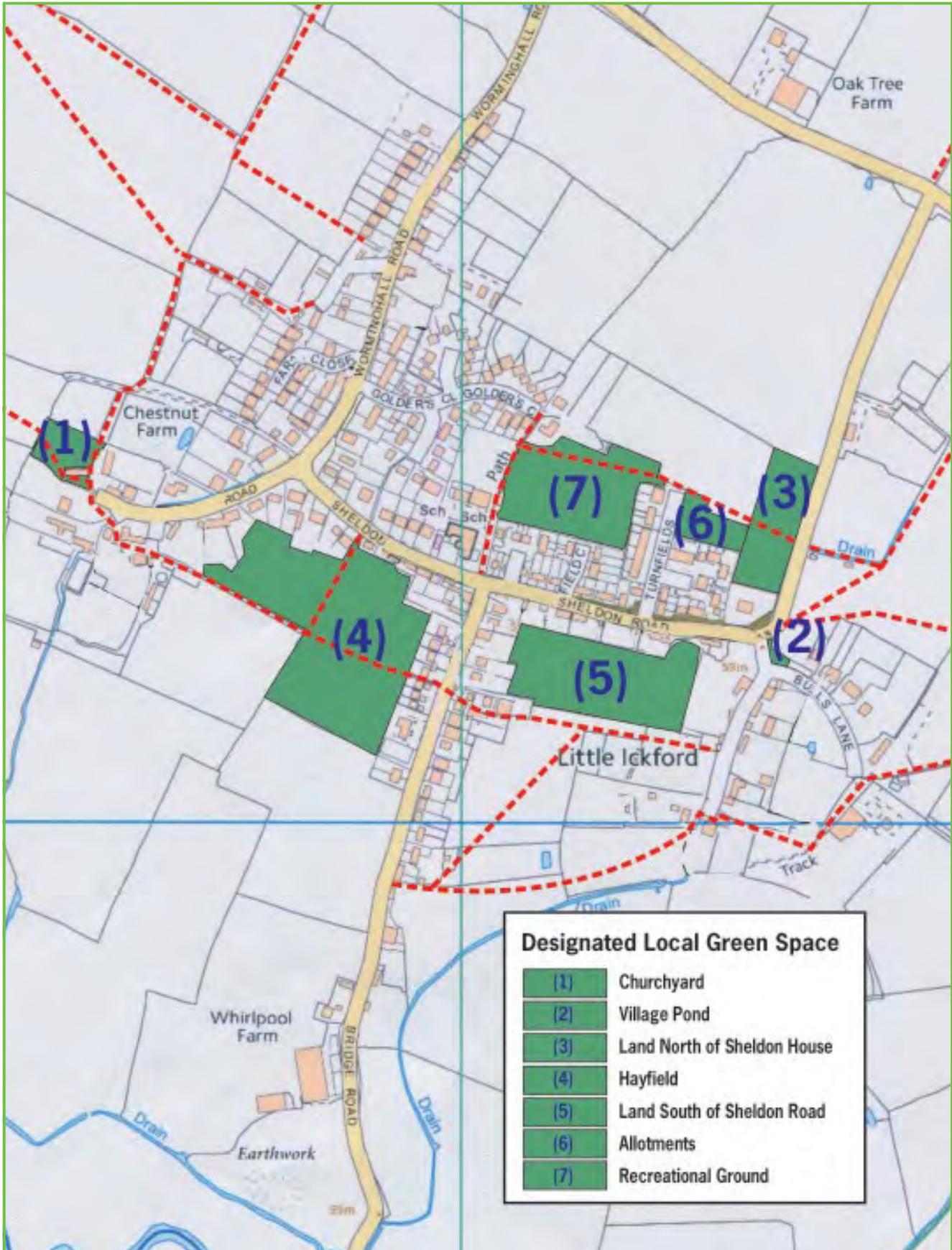
- if progress is being made to achieve the vision and the objectives of the Plan
- if progress is being made towards the implementation of the policies in the Plan
- if financial contributions available to the community arising from development is being targeted towards the identified plans and projects
- if the Plan remains based on the most up to date information
- if the Plan is being taken into account by Buckinghamshire Council when determining planning applications.

**13.7.** These periodic reviews will allow the Parish Council to conclude if a formal review needs to take place. If so, it will secure opinions of residents and stakeholders to update the Plan.

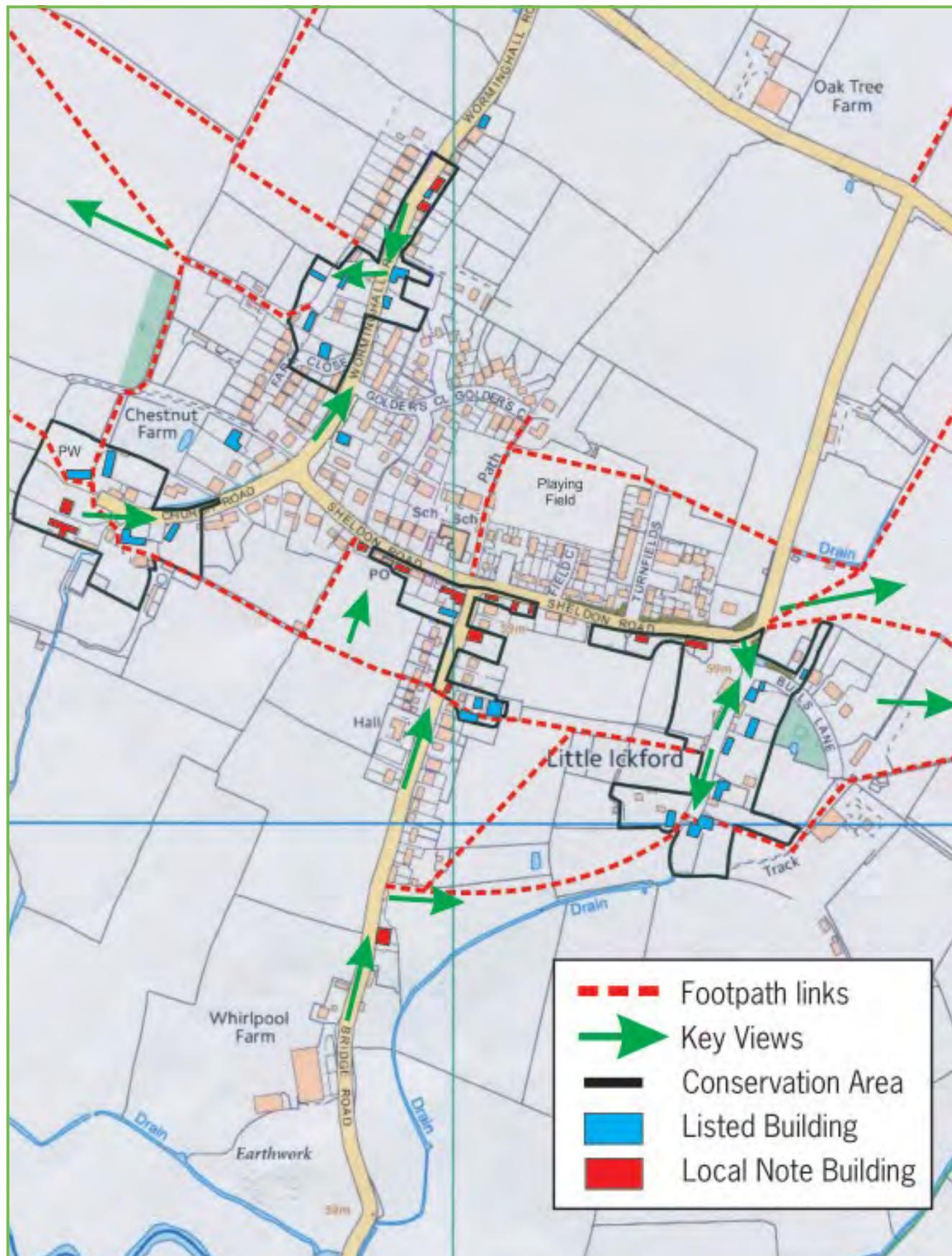
## Annex 1 - Ickford Settlement Boundary



## Annex 2 - Ickford Local Green Spaces, Conservation Areas



## Annex 3 - Ickford Key Views/Buildings of Local Note Map



## Annex 4

### Local Note Buildings

The following buildings are considered to be suitable for inclusion on a list of buildings that by virtue of their architectural or historic interest, or the role that they play in the street scene, are considered to contribute to the local heritage of Ickford. Building descriptions are from an external visual inspection only – there may be further architectural information that could assist with dating.

In general the list includes only those buildings that have not been greatly altered, or suffered loss of components such as historic windows. Where there are a number of buildings of a similar age and style, eg 19<sup>th</sup> century cottages, (which remain in some numbers, particularly along Bridge Road), only those that play a definitive role in the streetscene are included. Some buildings are included because they form part of a group of historic buildings.

### Bridge Road

**HUNTER’S HOUSE:** Substantial roadside house extensively remodelled late 19<sup>th</sup> century. Double pile, later wing to front. Rear wing of red brick and some remnant rubblestone, with white painted sash windows, decorative details to top of chimney stacks. Roof of clay tile. Main elevation Victorian in appearance. Dark brick with stone dressings. 2 storey stone-dressed bay windows, stone dressings, stone porch with ionic columns. Roof slate, more steeply pitched than is usual, decorative ridge detailing. Substantial brick wall to frontage increasing the hard edge in this location. Main house close to the roadside. Visually imposing and indicative of how vernacular buildings were altered to reflect changing architectural fashions.

**BRIDGE LODGE (No 6):** Shown on pre 1899 maps, possible former farmhouse (not named as such). Rubblestone, white painted and aligned gable end to road. Central cross wing with casement gable feature. Steeply pitched old tiled roofs with 2 brick chimneys. Decorative cogged eaves details commensurate with an early 19<sup>th</sup> century date.

### Sheldon Road

**No’s 5 and 7:** Pair of semi detached former workers cottages, extended. No. 5 is of red brick, No 7 has chequer work and a porch . Central shared stack, shallow slate roof. Both buildings have later extensions to the rear. Narrow front gardens ensure that this pair of cottages is highly visible in the street scene. Together with No 9 Fairview, a localised historic grouping.

**No 41:** sits on the corner of Bridge Road and Sheldon Road. A double pile cottage dating from the mid 19<sup>th</sup> century it is of coursed rubble stone at ground floor level, with rendered upper floors . 2 gables face Bridge Road. A later single storey extension is aligned gable end to Sheldon Road. All ranges have shallow slate roofs.

**ST JULIAN :** Locally reported to be associated with Julian of Norwich, this is an attractive one and a half storey timber framed cottage with white painted infill panels of render. The original box framing is clearly visible on both gables and on a rear wing. The front elevation has swept dormer windows. The roof is of tile, possibly a replacement for earlier thatch. The roof tiles appear relatively modern. There is a highly decorative chimney stack of moulded terracotta. The building is set back from the road behind a hedge with a tiled gate.

**No. 37:** A 3 bay rendered cottage, gable end to road. 2 brick chimney stacks and a shallow slate roof. Painted casement windows. Secondary 2 storey extension set to rear side. Gable end is hard to roadside, and creates a visual pinch point. Likely to date from the second half of the 19<sup>th</sup> century.

**37, St Julian and 41:** form an attractive grouping of historic buildings close to the junction of Sheldon and Bridge Roads. They play a key role in views, especially East from the environs of the school.

**ELVAN COTTAGE:** Most charming single storey dwelling with attic rooms in the roof. Probably late 18<sup>th</sup> century. Timber frame visible in places internally. 3 gabled dormers to front elevation, all with weather boarded details. Single storey range to left hand side, with weather boarded gable. Painted brickwork. Building altered at the back, remaining sympathetic to original dwelling. Elvan Cottage sits on a narrow plot and is of visual interest both on the roadside and when viewed from the hay field at the rear.

**OLD POST OFFICE:** Double pile house, probable late 19<sup>th</sup> century refronting of earlier building. Rear wing of coursed rubble stone with tile roof. Rear elevation has half timbered double height bay windows with decorative glazing. Front range close to roadside, in front of building line. The frontage has attractive chequer-work brick with dark header bricks. Substantial wooden porch and shop window. Sash windows with rubbed brick header details. To east gable decorative pattern picked out in raised brick. Front range has slate roof. Decorated brick chimneys to gable ends. The Old Post Office plays a vital role in the street scene and creates a visual pinch point.

## Worminghall Road

**LITTLE GRATTON (No. 46):** Early 19<sup>th</sup> century rubblestone cottage, rendered, with original 3 bay range orientated gable end to road. Early 20<sup>th</sup> century wing to roadside. Later outshot with tiled roof. Thatched roofs. 3 chimneys. Painted casement windows under the eaves. Adjacent annexe of weatherboard under old tile roof. The building provides a visual stop to views along Worminghall Road and the grouping by The Rising Sun. Its proximity to the road side creates a pinch-point beyond which buildings lie close to the carriageway.

**PRIORY COTTAGE:** Late 18<sup>th</sup> Early 19<sup>th</sup> century, 2 storey painted rubblestone main range, with cross wing to rear. Single storey weather boarded outshot to right hand side. Old tile roofs, 2 chimneys. Small casement windows. The building lies close to the road side and plays a key role in the street scene, particularly as a grouping with the adjacent Holy Well.

## Annex 5 - Glossary/Explanation of Terms

| Term  | Abbreviation | Explanation of term  |
|---|--------------|--|
| <b>Adoption</b>   |              | The procedure by which a plan becomes formal council responsibility. The Neighbourhood Planning Regulations also call this stage 'made' for the purposes of a Neighbourhood Plan.  |
| <b>Affordable housing</b>   |              | Housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. |
| <b>Allocation</b>   |              | A piece of land that has had a particular use earmarked via a Neighbourhood Plan or Local Plan. This might be for housing, employment or another use such as open space.   |
| <b>Amenity</b>  |              | A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the interrelationship between them, or less tangible factors such as tranquillity.  |
| <b>Area of Outstanding Natural Beauty</b>                           | <b>AONB</b>  | Nationally designated area with legal protection.  |
| <b>Biodiversity</b>   |              | The whole variety of life encompassing variations, including plants and animals.   |
| <b>Brownfield</b>   |              | Land that has been previously developed on (excluding agricultural or forestry buildings and residential gardens).   |
| <b>Buckinghamshire Council</b>                                      | <b>BC</b>    | The local planning authority.  |
| <b>Conservation Area</b>  | <b>CA</b>    | An area designated under Section 69 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 as being of 'special architectural or historical interest' the character and appearance of which it is desirable to preserve and enhance.   |
| <b>Consultation Statement</b>                                       |              | A document which details when, where and how the public and stakeholders have been consulted, issues that were raised and how they were addressed.   |
| <b>Countryside</b>  |              | Land not within settlement boundaries.   |
| <b>Community Infrastructure Levy</b>                                | <b>CIL</b>   | An amount of money payable to the Council on new housing and other development which is used for infrastructure and community facilities and services.   |
| <b>Developer Contributions / Planning Obligations / Section 106</b> |              | Developer contributions, also known as planning obligations, can be secured via a section 106 legal agreement or planning condition attached to a planning permission. They help mitigate any adverse impacts generated by new development on infrastructure and facilities.   |
| <b>Development Plan Document</b>                                    | <b>DPD</b>   | Development Plan Documents are planning policy documents which make up the Local Plan. They guide development within a local planning authority area by setting out the detailed planning policies, which planning officers use to make their decisions on planning applications.  |

| Term  | Abbreviation  | Explanation of term  |
|---|---------------|--|
| <b>Employment Land</b>                                      |               | Land that is used or is proposed to be used for offices, industry and/ or storage and distribution – covered by the B Class in the Use Classes Order.  |
| <b>Evidence Base</b>  |               | The information and data gathered by local authorities and other plan makers to inform and support the policy approaches to be set out in a Local Plan or Neighbourhood Plan.  |
| <b>Examination</b>  |               | For neighbourhood planning, an independent assessment carried out by an examiner to determine whether your plan meets the Basic Conditions.  |
| <b>Flood risk - Flood Zones for rivers</b>                  |               | The combination of probability of a particular flood event and its corresponding hazard and is used to refer to the scale of flood effect, combining hazard and probability, upon a particular site. Flood Zones 1-3b describes land with a specific probability of flooding with 1 being the least affected. Development may be restricted by Flood Zones.  |
| <b>Greenfield</b>   |               | Land where there has been no previous development.   |
| <b>Green Infrastructure</b>                                 | <b>GI</b>     | A network of multi-functional green space and other environmental features, urban and rural, including both established and new sites - which support natural and ecological processes, and are capable of delivering a wide range of environmental and quality of life benefits for local communities.  |
| <b>Heritage asset</b>                                       |               | A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).   |
| <b>Ickford Neighbourhood Plan</b>                           | <b>INP</b>    | Ickford Neighbourhood Development Plan.  |
| <b>Infrastructure</b>                                       |               | Refers to the fundamental facilities and systems serving a country, city, or other area, including the services and facilities necessary for its economy to function, including transport.   |
| <b>Local Plan</b>   |               | The main planning document in an area which sets out what type and how much development will occur across the area for the next 15 years. It also provides a suite of policies that help manage development including for design, access and amenity.  |
| <b>National Planning Policy Framework</b>                   | <b>NPPF</b>   | Sets out the Government’s planning policies for England and how these are expected to be applied.  |
| <b>National Planning Practice Guidance</b>                  | <b>NPPG</b>   | A web-based resource, provides more detailed guidance on the contents of the NPPF.   |
| <b>Neighbourhood Area</b>                                   |               | This is the area that the Neighbourhood Plan will focus on. For town or parish councils, the designated area is usually the boundary. Sometimes Parishes will combine to form one area.  |
| <b>Neighbourhood Development Plan or Neighbourhood plan</b> | <b>NDP/NP</b> | Will set out the vision for a neighbourhood area and the planning policies for the use and development of land. Neighbourhood Planning Guidance Note 7: Glossary May 2017These policies will be at a local level to support the strategic policies within the emerging Local Plan. Plans should guide development rather than stop it. If adopted, a Neighbourhood Plan will become a statutory plan carrying equal weight with adopted local plan policies. |

| <b>Term</b>   | <b>Abbreviation</b> | <b>Explanation of term</b>  |
|---|---------------------|---|
| <b>Policy</b>   |                     | A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.   |
| <b>Parish Plan</b>                                    |                     | A Parish Plan or community led plan can include planning related issues but they can focus purely on areas other than development. Parish Plans will not have the same legal status in planning terms as a Neighbourhood Plan.  |
| <b>Policies Map</b>                                   |                     | Illustrates the spatial extent of the planning policies and designated areas.   |
| <b>Qualifying Body</b>                                |                     | Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.  |
| <b>Referendum</b>                                     |                     | A vote by the eligible population of an electoral area who may decide on a matter of public policy. Neighbourhood Plans are subject to a referendum of the eligible voters within a neighbourhood area. There is a specific question set in Regulations which has a yes or no answer. |
| <b>Settlement Hierarchy</b>                           |                     | Many Local Plans set out a hierarchy of settlements according to their population and facilities. Different levels of growth may be attributed to each tier.  |
| <b>Strategic Flood Risk Assessment</b>                | <b>SFRA</b>         | An assessment of the probability of flooding within a particular area.  |
| <b>Strategic Housing Land Availability Assessment</b> | <b>SHLAA</b>        | Assesses the suitability, availability and deliverability of land that have been promoted as sites for housing development.   |
| <b>Strategic Housing Market Assessment</b>            | <b>SHMA</b>         | Assessment of the local housing market, which studies the supply and demand of housing, the need for affordable housing and the affordability of the local housing market.  |
| <b>Supplementary Planning Document</b>                | <b>SPD</b>          | A document which elaborates upon a policy (ies) of the Local Plan to provide additional guidance for a particular topic or type of development.   |
| <b>Sustainability Appraisal</b>                       | <b>SA</b>           | An assessment of the environmental, social, and economic impacts of a Local Plan to check that the plan accords with the principles of sustainable development.   |
| <b>Sustainable Development</b>                        |                     | An approach to development that aims to allow economic growth without damaging the environment of natural resources thereby development which 'meets the needs of the present without compromising the ability of future generations to meet their own needs.'                        |
| <b>Sustainable Drainage System</b>                    | <b>SuDS</b>         | An artificial drainage solution which reduces and slows the quantity and rate of surface water run off from new development, dealing with it as close to the source as possible.  |
| <b>Tree Preservation Order</b>                        | <b>TPO</b>          | An order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.                               |
| <b>Vale of Aylesbury Local Plan</b>                   | <b>VALP</b>         | The emerging Local Plan for the Area.   |

## Annex 6 - Table Comparing Objectives and Policies

### Environment: To find opportunities for landscape, recreational and ecological gain whilst minimising the impact of new development on the natural and historic environment.

- To protect, improve and extend where possible the villages open spaces. **NE2, NE3**
- To protect the landscape setting and rural character. **NE1, ND1**
- To protect and enhance the historic and architectural environment of the village and its surroundings. **NE1, NE3, BEH1, BEH2, BEH3, ND1, ND2**
- To conserve, enhance and protect biodiversity. **NE1, NE2**
- To reduce flood risk. **F1**

### Housing: To provide existing and future residents with good housing.

- To provide an appropriate amount of housing to meet local needs including a range of affordable homes. **ND1, ND3, ND4**
- To provide an appropriate mix of housing for young families, the elderly who may wish to downsize and for first time buyers. **ND3, ND4**
- To ensure that all new housing is of quality design using materials that enhance local distinctiveness. **BEH1, BEH2, BEH3, ND2**
- To keep all new developments small scale in keeping with the character of the village and the pattern of development. **BEH1, BEH2, BEH3, ND2**

### Traffic and Transport: To reduce the negative impact of traffic and encourage safe walking and cycling

- To ensure new developments have stated plans for the improvement of parking, accessibility and traffic flow. **TT1**
- To improve the footpath network as an amenity and improve access to village facilities. **TT1**
- To position developments of any kind such that current problems with congestion, safety and parking are not exacerbated and if possible, reduced. **TT1**

### Economy: To enhance the prospects for local employment and business growth

- To support local businesses and realistic employment opportunities, including home working. **E1**
- To ensure that up to date communication services are available to businesses. **E1**

### Community Facilities: To foster and maintain the character, culture and vitality of the village as a thriving community

- To ensure housing development has actionable and enforceable plans to enhance the community and facilities. **ND1**
- To protect and enhance important village assets. **CF1**





# Vision for Ickford

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## Neighbourhood Development Plan

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