

Ickford Neighbourhood Plan: Publication Stage Consultation

Comments by Land & Partners Limited

1. Comments relating to: Policy ND1

- 1.1. We support Policy ND1 and the alignment of the settlement boundary which includes allocated sites and supports additional appropriate development within the 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.”

- 1.2. This policy will allow smaller scale development in addition to the allocations to come forward to meet local needs.

2. Comments relating to: Policy ND3 and justifying text Paragraph 9.8.

- 2.1. This policy is supported in general but Land & Partners Limited have a number of minor comments and objections. Land & Partners is promoting land at Turnfields for residential development and since the issuing of an outline planning permission for up to 30 homes, the site is in the final stages of being sold to a well-regarded local developer who will deliver the site.

Allocation number needs to be consistent with the modified VALP

- 2.2. Paragraph 9.8 requires correcting as it refers to the site at Turnfields being allocated for 20 homes whereas the October 2019 Main Modifications to the VALP have since amended this allocation to 30

homes, consistent with the planning permission on the site. This is one of the main modifications prepared by the council and agreed with the Inspector. The modifications are considered necessary to make the VALP sound.

Form criteria do not reflect the range of local vernacular forms.

2.3. The policy criteria on 'form' states that ridges should be less than seven metres above ground level. It also states that no building should exceed two storeys, or incorporate an attic floor. These are highly prescriptive criteria and are inflexible to bespoke design solutions. The criteria are not sufficiently justified as there are several buildings in Ickford which are designated as being of local note, or that are listed, which do not meet these criteria. The criteria do not reflect the varied character of the village and risk stifling innovation and creative design solutions.

2.4. Our concern is that this part of the policy does not meet the basic conditions because it is not in conformity with the NPPF. At paragraph 127 (c) the NPPF states that policies should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Attic rooms and windows are characteristic of Ickford, particularly the easternmost conservation area known as Little Ickford. For example, Manor Farm (Grade II), The Close (II), Ickford House (II), and New Manor House (II*) are all listed buildings featuring two storeys and an attic with dormer windows. The policy as worded discourages sympathetic responses to these characteristic Ickford features.

Parking criterion suppresses variation of street character

2.5. The criterion relating to parking states that all car parking should be provided within individual curtilages and to the rear of frontages. Whilst this is often an appropriate parking solution, to apply one solution across the board goes against best practice in urban design. A variety of parking arrangements, which can be designed to minimise the visual impact of the car, would cover the aims of this criterion whilst allowing for a degree of diversity and differentiation between character areas.

Affordable housing requirements should be consistent with the VALP

2.6. The policy criterion within ND3 referring to affordable housing would benefit from rewording to clarify the meaning. It is assumed that the “minimum level identified” refers to the percentage of affordable required. If this is the intention then it could be reworded to “Provide a minimum of 25% affordable homes on site in line with the VALP”