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# **Report on Ickford Neighbourhood Plan 2019 - 2033**

**An Examination undertaken for Aylesbury Vale District Council and Buckinghamshire Council with the support of Ickford Parish Council on the November 2019 submission version of the Plan.**

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## **Main Findings - Executive Summary**

From my examination of the Ickford Neighbourhood Plan (the Plan) and its supporting documentation, including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- the Plan has been prepared and submitted for examination by a qualifying body – Ickford Parish Council;
- the Plan has been prepared for an area properly designated – Ickford Neighbourhood Area;
- the Plan specifies the period to which it is to take effect – 2019 to 2033; and
- the policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to Referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

## **1. Introduction and Background**

### *Ickford Neighbourhood Plan 2019-2033*

- 1.1 Ickford is a small village on the western extremity of Buckinghamshire. There are estimated to be 279 dwellings in a Parish with a population (2011) of 725. Aylesbury is located some 18km to the east-northeast, Oxford is 16km to the west. Thame is the nearest town of any size, 6km to the east. The River Thame, generally to the south, forms the boundary of the County, Parish and Neighbourhood Plan Area.
- 1.2 This picturesque village enjoys good communications by road and rail. The M40 motorway is a short distance to the west while Haddenham and Thame Parkway station to the northeast of Thame is located on the Chiltern line with services between London, Birmingham and beyond. Bearing in mind also good access to the Chilterns Area of Outstanding Natural Beauty, Ickford is an attractive place to live and from which to commute.
- 1.3 The extent of the designated area is the same as that of Ickford Parish. The Parish was designated as a neighbourhood area in February 2018, although residents' views were canvassed as early as July 2017. Since then a further questionnaire survey and "open days" have helped inform

the Plan's preparation. The draft Plan was subject to formal consultation under Regulation 14 in April and May 2019. The submission Plan contains 15 policies across seven topic areas.

### *The Independent Examiner*

- 1.4 As the Plan has now reached the examination stage, I have been appointed as the examiner of the Ickford Neighbourhood Plan by Aylesbury Vale District Council with the agreement of Ickford Parish Council.
- 1.5 I am a chartered town planner and former government Planning Inspector with over forty years' experience. I have worked in both the public and the private sectors. I am an independent examiner and do not have an interest in any of the land that may be affected by the draft Plan.

### *The Scope of the Examination*

- 1.6 As the independent examiner I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
  - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
  - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.7 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ("the 1990 Act"). The examiner must consider:
- Whether the Plan meets the Basic Conditions;
  - Whether the Plan complies with provisions under Section 38A and Section 38B of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act"). These are:
    - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
    - it sets out policies in relation to the development and use of land;
    - it specifies the period during which it has effect;
    - it does not include provisions and policies for "excluded development";

- it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area;
- whether the referendum boundary should be extended beyond the designated area, should the Plan proceed to referendum; and
- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the 2012 Regulations”).

1.8 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

### *The Basic Conditions*

1.9 The “Basic Conditions” are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan for the area;
- be compatible with and not breach European Union (EU) obligations; and
- meet prescribed conditions and comply with prescribed matters.

1.10 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.<sup>1</sup>

## **2. Approach to the Examination**

### *Planning Policy Context*

2.1 The Development Plan for this part of Buckinghamshire Council (formally Aylesbury Vale District Council), not including documents relating to excluded minerals and waste development, includes the saved policies

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<sup>1</sup> This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

from the Aylesbury Vale District Local Plan 2004. In addition, there is an emerging Local Plan in the form of the Vale of Aylesbury Local Plan as proposed to be modified through the examination process, albeit this is not yet part of the adopted Development Plan for the area.

- 2.2 The planning policy for England is set out principally in the National Planning Policy Framework (NPPF). Planning Practice Guidance (PPG) offers guidance on how this policy should be implemented. A revised NPPF was published on 19 February 2019 and all references in this report are to the February 2019 NPPF and its accompanying PPG.<sup>2</sup>

### *Submitted Documents*

- 2.3 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including those submitted which comprise:
- the draft Ickford Neighbourhood Plan 2019-2033, November 2019;
  - a map of the Plan which identifies the area to which the proposed Neighbourhood Development Plan relates (Figure 1 on Page 8 of the Plan);
  - the Consultation Report, November 2019;
  - the Basic Conditions Statement, November 2019 (incorporating at Annex 1 the Strategic Environmental Assessment Screening Report Final Version, March 2019);
  - the Ickford Background Evidence Report, December 2019;
  - the Ickford Heritage Assessment, November 2019;
  - all the representations that have been made in accordance with the Regulation 16 consultation; and
  - the clarifications received from Ickford Parish Council on 23 March 2020 and from Aylesbury Vale District Council on 9 March 2020 in response to my correspondence of 9 March 2020.<sup>3</sup>

### *Site Visit*

- 2.4 I made an unaccompanied site visit to the Neighbourhood Plan Area on 18 March 2020 to familiarise myself with it and to visit relevant sites and areas referenced in the Plan and evidential documents.

### *Written Representations with or without Public Hearing*

- 2.5 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the Plan and presented arguments for and against the Plan's suitability to proceed to a referendum.

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<sup>2</sup> See Paragraph 214 of the NPPF. The Plan was submitted under Regulation 15 to the local planning authority after 24 January 2019.

<sup>3</sup> View at: <https://www.aylesburyvaledc.gov.uk/ickford-neighbourhood-plan>

## *Modifications*

- 2.6 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix.

## **3. Procedural Compliance and Human Rights**

### *Qualifying Body and Neighbourhood Plan Area*

- 3.1 The Ickford Neighbourhood Plan has been prepared and submitted for examination by Ickford Parish Council which is a qualifying body for an area designated by Aylesbury Vale District Council on 23 February 2018.
- 3.2 It is the only neighbourhood plan for the Ickford Neighbourhood Area and does not relate to land outside the designated Neighbourhood Plan Area.

### *Plan Period*

- 3.3 The Plan specifies clearly the period to which it is to take effect, which is from 2019 to 2033.

### *Neighbourhood Plan Preparation and Consultation*

- 3.4 Details of plan preparation and consultation are set out in the Parish Council's Consultation Report dated November 2019. Application for designation as a neighbourhood area was made in January 2018. Following statutory publicity, the neighbourhood area was approved by Aylesbury Vale District Council on 23 February 2018.
- 3.5 Early consultation in the form of a questionnaire survey preceded designation of the Neighbourhood Plan Area. All in all, there have been a wide variety of consultation and publicity events including publicity through the Ickford Informer; a second questionnaire survey (with a 76% response rate); open days; progress reports at the meetings of the Parish Council; and use of a dedicated notice board.
- 3.6 Formal pre-submission consultation took place between 8 April 2019 and 22 May 2019. The Consultation Report records responses from 11 parties including individuals, Aylesbury Vale District Council and Buckinghamshire County Council; also, actions taken by way of response.
- 3.7 Consultation at the Regulation 16 stage took place between 22 January 2020 and 4 March 2020 and representations were received from 12 different parties. Half the responses were from statutory consultees with three representations from agents with an interest in the area and three from local residents.

3.8 I confirm that the legal requirements have been met by the consultation process. In addition, there has been regard to the advice in the PPG on plan preparation.

#### *Development and Use of Land*

3.9 The Plan sets out policies in relation to the development and use of land in accordance with Section 38A of the 2004 Act.

#### *Excluded Development*

3.10 The Plan does not include provisions and policies for “excluded development”.

#### *Human Rights*

3.11 Ickford Parish Council is satisfied that the Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. No comments have been received suggesting otherwise and from my independent assessment, I see no reason to disagree.

### **4. Compliance with the Basic Conditions**

#### *EU Obligations*

4.1 The Neighbourhood Plan was screened for Strategic Environmental Assessment (SEA) by Aylesbury Vale District Council. SEA was not considered to be needed. Having read the Strategic Environmental Assessment Screening Report, I support this conclusion.

4.2 As part of the SEA report, the Ickford Neighbourhood Plan was further screened for Habitats Regulations Assessment (HRA), which also was not triggered. The designated area is not in close proximity to any European designated nature site. Natural England agreed<sup>4</sup> with the assessment that the Neighbourhood Plan does not require an SEA (including HRA). From my independent assessment of this matter, I have no reason to disagree.

#### *Main Issues*

4.3 Having regard to the Ickford Neighbourhood Plan, the consultation responses and other evidence, and the site visit, I consider that there are seven main issues relating to the Basic Conditions for this examination.

These concern:

- Natural Environment;
- Built Environment and Heritage;
- Flooding and Drainage;

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<sup>4</sup> In an email dated 15 February 2019.

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- New Development;
- Traffic and Transport;
- Economy; and
- Community Facilities.

### *Introduction*

- 4.4 Before I deal with the main issues, I have a few observations to make with regard to the representations. First, the Ickford Neighbourhood Plan should be seen in the context of the wider planning system. This includes the saved policies of the Aylesbury Vale Local Plan and the emerging Vale of Aylesbury Local Plan as well as the NPPF and PPG. It is not necessary, and it would be inappropriate, to repeat in the Neighbourhood Plan matters that are quite adequately dealt with elsewhere.<sup>5</sup>
- 4.5 Secondly, the Neighbourhood Plan does not have to deal with each and every topic raised through the consultation. In this regard, the content of the Neighbourhood Plan and the scope of the policies is largely at the discretion of the qualifying body, albeit informed by the consultation process and the requirements set by the Basic Conditions.
- 4.6 Thirdly, my central task is to judge whether the Neighbourhood Plan satisfies the Basic Conditions. Many of the representations do not demonstrate or indicate a failure to meet those conditions or other legal requirements. Similarly, many of the suggested additions and improvements are not necessary when judged against the Basic Conditions. Be this as it may, non-material changes, including suggestions and corrections set out in the representations, can be incorporated into the final version of the Plan.
- 4.7 The following section of my report sets out modifications that are necessary in order to meet the Basic Conditions. Some of the proposed modifications are factual corrections.<sup>6</sup> Others are necessary in order to have closer regard to national policies and advice. In particular, plans should contain policies that are clearly written and unambiguous.<sup>7</sup> In addition, the policies should be supported by appropriate evidence.<sup>8</sup>

### *Issue 1: Natural Environment*

- 4.8 Policy NE1 of the Ickford Neighbourhood Plan deals with landscape, views and dark skies with the first paragraph of the policy addressing landscaping schemes. Such schemes are to be informed by the Aylesbury Vale Landscape Character Assessment (LCA). In this regard, the LCA talks of a relative lack of trees and that more hedgerow trees should be established. However, no more specific guidance is provided. For clarity,

<sup>5</sup> See NPPF Paragraph 16 f).

<sup>6</sup> Modifications for the purpose of correcting errors is provided for in Paragraph 10(3)(e) of Schedule 4B to the 1990 Act.

<sup>7</sup> NPPF Paragraphs 15 and 16.

<sup>8</sup> PPG Reference: 41-041-20140306.

the policy requirements should be strengthened as in proposed modification **PM1**.

- 4.9 The first paragraph of Policy NE1 also calls for consideration of the impact of development on trees. Again, this provision is lacking in clarity. It would be more appropriate to safeguard trees from the unacceptable effects of development as in proposed modification **PM2**.
- 4.10 The second paragraph of Policy NE1 indicates that key views (Annex 3) should not be blocked by new development. On my site visit, I saw views along roads lined by attractive development, views closed by a picturesque visual stop and open, largely uninterrupted, views across fields fringing the village. However, neither the evidence supporting the Plan nor my own inspection suggest that the views should "not be blocked". Rather, an unacceptable loss of visual amenity should be avoided. This would be addressed under proposed modification **PM3**.
- 4.11 The final paragraph of the policy deals with dark skies and the standards of the Institute of Lighting Professionals. However, the reference is out-of-date and should be replaced as in proposed modification **PM4**.
- 4.12 The next policy, Policy NE2, concerns green infrastructure and biodiversity. There is a call for green infrastructure that, amongst other things, has species richness and/or abundance. However, this could conflict with the required minimum 10% net gain in biodiversity and, for clarity, the requirement should be omitted. Additionally, clarity is needed over the requirement for a "recognised" habitat impact assessment. These matters are addressed under proposed modifications **PM5** and **PM6**.
- 4.13 The final policy in the Natural Environment section (Policy NE3) is on the subject of Local Green Space. As drafted, the policy rules out most development "unless very special circumstances can be demonstrated". However, the NPPF states that policies for managing development within a Local Green Space should be consistent with Green Belt policy (Paragraph 101). This would allow development that is "not inappropriate". To ensure appropriate regard for national policy, the wording needs to be changed (proposed modification **PM7**). However, I agree that the seven sites listed in the policy should be designated as Local Green Spaces as they meet the NPPF criteria for designation.
- 4.14 With the above modifications in place, the natural environment provisions would accord with national policy and be clearly written, accurate, and supported by appropriate evidence. The Basic Conditions would be met.

## *Issue 2: Built Environment and Heritage*

- 4.15 The conservation of heritage assets is dealt with in Policy BEH1. In many ways, the provisions repeat the policy guidance in the NPPF (Paragraphs 195 and 200). However, in Ickford, there is a clear and justified intention to cover non-designated assets as well. In addition, as a local issue, it is appropriate to give emphasis to the protection of historic assets.
- 4.16 In the circumstance, I am satisfied that the heritage policy should be included within the Plan. However, to avoid confusion between the wording of the draft policy and that of the NPPF, the text should be amended to ensure alignment with national policy. This would be carried out under proposed modification **PM8**.<sup>9</sup>
- 4.17 The first paragraph of Policy BEH2 refers to the aim of sustaining and enhancing the historic character and appearance of the Ickford Conservation Area. In this regard, and to avoid any ambiguity, the wording of the primary legislation should be used.<sup>10</sup> There would then be reference to the need to preserve or enhance the character or appearance of the Conservation Area as in proposed modification **PM9**.
- 4.18 The second paragraph of the policy refers to "positive features". Without further explanation, this provision is lacking in clarity. The matter can be addressed by making reference to positive features in Paragraph 7.9 of the Plan. Proposed modification **PM10** refers. The proposed modification also substitutes "preserve" for "sustain", as discussed above.
- 4.19 Policy BEH3 (The Setting of the Conservation Area) makes reference to design that will protect and enhance the character and appearance of the conservation area. In line with the foregoing discussion, this should be amended to read "preserve or enhance the character or appearance of the conservation area" as in proposed modification **PM11**.
- 4.20 The final policy under the Built Environment and Heritage section is Policy BEH4: Non-Designated Heritage Assets with buildings of local note being recorded in Annex 4.<sup>11</sup> The focus of the policy is proposals that result in a "scale of harm". However, there is no clarity over the meaning of this term. In this regard, using the term "material harm" would cover the range of concerns referred to in the policy. Under proposed modification **PM12**, the related paragraph would be re-written to include the necessary changes.
- 4.21 For clarity, proposed modification **PM12** also adds reference to non-designated heritage assets in the third paragraph of the policy and also, removes the reference to ridge and furrow. This is covered in Policy NE1.

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<sup>9</sup> The text at Paragraph 7.8 of the Plan should also be amended to refer to Chapter 16 of the NPPF.

<sup>10</sup> Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69(1)(a).

<sup>11</sup> The first paragraph of the policy should be corrected to refer to Local Note Buildings in Annex 4.

4.22 The proposed modifications are necessary in order to meet the Basic Conditions. They would ensure that the built environment and heritage provisions are clear and unambiguous and have regard to national policy.

*Issue 3: Flooding and Drainage*

4.23 Policy F1 deals with the issue of flooding in Ickford. However, for clarity, and to meet the Basic Conditions, three changes need to be made (proposed modification **PM13**):

- to make clear that the proposals will apply to all relevant developments (not just an expectation);
- to make clear that the policy will apply to all sources of flood risk; and
- to add clarity to the reference to “established guidelines” and to refer to other relevant policy provisions.

*Issue 4: New Development*

4.24 Neighbourhood Plan Policy ND1 sets a settlement boundary for Ickford. Developments outside the boundary will not be supported unless stated criteria are met. I appreciate that, where material circumstances dictate, developments such as community facilities may be acceptable. However, there is no need to alter the policy other than to clarify (main modification **PM14**) that the criteria in both bullet points are to apply. A similar modification is required to Policy ND2 on High Quality Design (**PM15**).

4.25 Turning to Policy ND3, this sets out issues to be addressed in new housing development. In respect of “form”, the policy identifies a number of requirements relating to span depth, height, ridge levels, building depths, storey height and the incorporation of attic floors. Whilst the requirements are intended to reflect the nature of the area, they are very prescriptive (see NPPF, paragraph 126). To my mind, the requirements should be expressed as part of a description of the character and appearance of the area, thus allowing a degree of flexibility in the way compatibility is achieved. Proposed modification **PM16** refers.

Other necessary changes with regard to Policy ND3 are set out below:

- Landscaping maintenance plans: clarity is needed over feasibility and legality.
- Requirement for car ports: this is based on the assumption that car ports are more likely to be used for parking than garages. However, there is a lack of appropriate evidence and no obvious local tradition of car port construction and use in Ickford.
- The provision on street lighting is already dealt with in Policy NE1.

- The provision regarding Sustainable Urban Drainage systems is lacking in clarity. As to “issues of flooding to lower level gardens” and the need for related legal agreements, it is unclear what is being sought and in what circumstances. As such, this provision should be deleted.
- The requirements for affordable housing should accord with the provisions of the Local Plan.
- Required improvements to recreational and community facilities would have to be justified and proportionate.

4.26 The necessary further amendments to Policy ND3 are set out in proposed modification **PM17**.

4.27 The final policy in the section on new development (Policy ND4) concerns housing mix and affordability. In this regard, it should be clear that the policy applies to all related developments. As such, it is necessary to replace “should” with “shall” to indicate that the provisions are not optional. This is dealt with in proposed modification **PM18**.

4.28 The proposed modifications to the policies on new development take into account the need for clarity, appropriate evidence and regard for government policy and guidance. With the changes in place, the Basic Conditions would be met.

#### *Issue 5: Traffic and Transport*

4.29 The Neighbourhood Plan contains one policy on traffic and transport, Policy TT1. A number of amendments are considered to be necessary:

- In common with the reasoning on Policy ND4, clarity should be added by substituting “will” for “would” and “shall” for “should”.
- Regarding traffic calming infrastructure, this is normally the subject of the Traffic Regulation Order procedure and related consultation. As such, provision cannot be “required” through a planning proposal.
- Parking standards will be defined in the emerging Local Plan (not in Supplementary Planning Guidance). In addition, use of the term “small garages” needs clarification.

4.30 Changes that will meet the Basic Conditions are set out in proposed modification **PM19**. They are necessary to add clarity and avoid ambiguity.

#### *Issue 6: Economy*

4.31 With regard to Policy E1: Economic Development, there is one area that requires clarification and hence meet the Basic Conditions. This is in relation to internet provision where the terms “strong internet services”

and “potential for internet connection” are used. Under proposed modification **PM20**, clarity would be added to the way in which the objectives of the policy are to be met in development proposals.

#### *Issue 7: Community Facilities*

- 4.32 The final policy in the Plan is Policy CF1: Community Facilities. The policy refers to “valued community facilities”. Four facilities are listed in the policy but it is not clear whether the definition is limited to those identified. For clarity, and to meet the Basic Conditions, proposed modification **PM21** is necessary.

#### *Other Matters*

- 4.33 All policies have been considered in the foregoing discussion. With the modifications that I have recommended, the Plan would meet the Basic Conditions. Other minor changes (that do not affect the Basic Conditions) could be made by the Parish Council and Buckinghamshire Council of their own volition.

## **5. Conclusions**

### *Summary*

- 5.1 The Ickford Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard to all the responses made following consultation on the Neighbourhood Plan and the evidence documents submitted with it.
- 5.2 I have made recommendations to modify a number of policies and text to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

### *The Referendum and its Area*

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. The Ickford Neighbourhood Plan as modified has no policy or proposals which I consider significant enough to have an impact beyond the designated Neighbourhood Plan boundary requiring the referendum to extend to areas beyond the Plan boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated Neighbourhood Plan Area.

*Overview*

- 5.4 It is evident that a considerable amount of time and effort has been devoted to the development and production of this Plan and I congratulate those who have been involved. The Plan should prove to be a useful tool for future planning and change in the Parish of Ickford over the coming years.

*Andrew S Freeman*

Examiner

## Appendix: Modifications

<b>Proposed modification number (PM)</b>	<b>Page no./ other reference</b>	<b>Modification</b>
PM1	Page 18	In Policy NE1, after the words "planting trees", insert "of suitable native species".
PM2	Page 18	In Policy NE1, replace "take into consideration the impact of development upon trees of high or moderate quality" with "safeguard trees of high or moderate quality from the unacceptable effects of development".
PM3	Page 18	In Policy NE1, replace the second sentence of the second paragraph with the following: "Key views are shown on the plan at Annex 3. In such views, there shall be no unacceptable loss of visual amenity."
PM4	Page 18	In Policy NE1, replace "Environmental Zone 2" with "Zone E2" and "Guidance Note 2011" with "Guidance Note 01/20".
PM5	Page 19	In Policy NE2, delete ", species richness and/or abundance".
PM6	Page 19	In Policy NE2, delete "recognised". After "assessment", insert "prepared by a suitably qualified person".
PM7	Page 21	In Policy NE3, replace "unless very special circumstances can be demonstrated" with "in accordance with Green Belt policy."
PM8	Page 23	Replace the second sentence of Policy BEH1 with the following: "Both designated and non-designated heritage assets in Ickford will be safeguarded in line with Paragraph 195 of the National Planning Policy Framework."  The text at Paragraph 7.8 of the Plan should also be amended to refer to Chapter 16 of the NPPF.
PM9	Page 23	In the first paragraph of Policy BEH2, replace the text after "aim" with "to preserve or enhance the character or

		appearance of the Ickford Conservation Area as detailed in the Ickford Built Heritage Assessment”.
PM10	Page 23	At the end of Paragraph 7.9. add “The Assessment also details positive features of the area (views, trees, listed buildings and buildings of local note).”  In the second paragraph of Policy BEH2, replace “sustain” with “preserve”.
PM11	Page 24	In Policy BEH3, replace “protect or enhance the character and” with “preserve or enhance the character or”.
PM12	Page 25	The first paragraph of the policy should be corrected to refer to Local Note Buildings in Annex 4.  Replace the second paragraph of Policy BEH4 with the following: “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.”  In the third paragraph, insert “non-designated” after “affecting a”.  Delete the fourth paragraph of the policy.
PM13	Page 26	In Policy F1, replace “will be expected to” with “shall”.  In the first bullet point, add “from all sources” after “flood risk”.  Add a new paragraph of explanatory text (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.”
PM14	Page 28	In Policy ND1, add “and” at the end of the first bullet point.

PM15	Page 29	At the end of the second bullet point in Policy ND2, add "and".
PM16	Page 30	<p>In Policy ND3, replace the section on "Form" with the following: "Form: The character and appearance of the area shall be respected in the form of new housing development."</p> <p>Add a new paragraph of explanatory text (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."</p>
PM17	Pages 30 and 31	<p>In Policy ND3 (bullet point on Landscaping), replace the final sentence with the following: "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."</p> <p>Delete the provision on street lighting.</p> <p>Replace the bullet point on Sustainable Urban Drainage with the following: "Sustainable Urban Drainage (SUDs) features shall be natural-looking and wildlife-friendly."</p> <p>Delete, "Where possible car ports should be provided rather than garages."</p> <p>Replace the bullet point on affordable housing with the following: "Affordable housing shall be provided in line with the requirements of the Local Plan."</p> <p>In the final bullet point of Policy ND3, add "proportionally" after "contribute".</p>

PM18	Page 33	In Policy ND4, replace "should" with "shall".
PM19	Page 36	<p>In Policy TT1, change usages of "would" to "will"; also, "should" to "shall".</p> <p>For the second paragraph of the policy, substitute the following: "In any new development, consideration shall be given to traffic calming measures and to new footways linking with existing footways."</p> <p>In the third paragraph of the policy, substitute "emerging Local Plan" for "emerging Plan and Design SPD". After "small garages", add "(below 6m x 3m external)".</p>
PM20	Page 37	Substitute the following for the second paragraph of Policy E1: "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."
PM21	Page 38	After the words "valued community facility" in Policy CF1, add ", as listed below,". Change "Facilities include" to "Facilities are".