

## INDEPENDENT EXAMINATION OF THE IVINGHOE NEIGHBOURHOOD PLAN

EXAMINER: Andy Mead BSc (Hons) MRTPI MIQ

Mrs Bridget Knight - Parish Clerk  
Ivinghoe Parish Council

Stephanie Buller  
Aylesbury Vale District Council

Examination Ref: 02/AM/INP

29 August 2018

Dear Mrs Knight and Ms Buller

### IVINGHOE NEIGHBOURHOOD PLAN EXAMINATION

From my initial reading of the Ivinghoe Neighbourhood Plan (NP), the supporting evidence and subsequent to my site visit, I have a number of questions for both the Qualifying Body (QB) and Aylesbury Vale District Council (AVDC). May I request the submission of responses within two weeks of receipt of this letter? An earlier response would, however, be most welcome.

1. Under the adopted Local Plan, housing development at Ivinghoe Aston would be judged under saved policies relating to development in the countryside and the NPPF (having replaced PPS7). The emerging Vale of Aylesbury Local Plan (VALP), to which only limited weight can be given, defines Ivinghoe Aston as a "smaller village" where, having regard to Policy S2(i), Policy D3, Policy D2 (following paragraph 4.165 of the VALP) and Table 2, the expectation is that some small-scale development could be accommodated without causing unreasonable harm.
2. Given the paucity of services and facilities at Ivinghoe Aston, and the acceptance of the principle of housing development within the settlement boundary, please could the QB and AVDC justify how development of the scale envisaged at the village would contribute to the achievement of sustainable development?
3. A comprehensive map of Biological, Geological and Landscape designations has been supplied by AVDC to replace the relevant separate constraints maps in the NP. It would be helpful if the Green Belt (GB) could also be marked on the map. I appreciate the GB is a separate category. Nevertheless, it is a significant constraint which is not shown in the NP.
4. Following question 2, unless the GB boundary has been altered here in the VALP, I would be grateful to know the very special circumstances which has resulted in the inclusion of land within the GB inside the settlement boundary of Ivinghoe? The area of land to which I refer is between the track which defines the north western edge of the allotment gardens and the B489.
5. I also note that the same area of land at Ivinghoe is within the Chilterns Area of Outstanding Natural Beauty. Should housing development be proposed covering this tract of land, I consider it most likely that it would be defined as major development. Therefore, what are

the exceptional circumstances which justify including this land within the settlement boundary?

6. The NP refers to 16 dwellings being granted planning permission and Table 2 of the VALP refers to 18 commitments/completions at Ivinghoe. I should be grateful if a map could be supplied showing the location of outstanding commitments for housing development at Ivinghoe and Ivinghoe Aston.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter is placed on both the Parish Council and Aylesbury Vale District Council websites?

Thank you in advance for your assistance.

Your sincerely

*Andy Mead*

Examiner