

**IVINGHOE PARISH NEIGHBOURHOOD DEVELOPMENT PLAN
STEERING GROUP MEETING, 28th SEPTEMBER 2016, CRABTREE
FARMHOUSE**

MINUTES

Present: Richard Freeman (Chair), Sheena Bexson, Stephen Booth, Rikki Harrington, Malcolm Stubbs

In attendance: Councillors Claire Bamber, Ruth Benton, Stephen Lott

Apologies: All other Parish Councillors

1) Introduction

Richard reminded the Parish Councillors that the original intention was for the Ivinghoe Parish Neighbourhood Development Plan (IPNDP) to be policy-led, without allocating specific sites, constraints being based on the wishes of the residents of the Parish. The recent requirement of AVDC to allocate sites for 51 properties in Ivinghoe (designated a large village) by 30th September was unexpected, but it was necessary to comply in order for the IPNDP to retain ownership of this process, rather than AVDC. As a result of the questionnaire sent to all residents, which generated 187 responses, it is clear that the number of properties required is greater than residents would like, but the requirement has to be met. Thus a map was drawn up of potentially available land and the landowners identified. Two committee members from Ivinghoe Aston visited landowners in Ivinghoe and two committee members from Ivinghoe visited landowners in Ivinghoe Aston to explain the process, to discuss whether or not the landowners wish to make their land available and to assess its viability.

2) Outcome of meetings/communications with AVDC

Sheena and Karen Groom met David Broadley (senior Planner, Forward Plans) and Olivia Wojniak at AVDC to seek clarification on a few issues. They confirmed that Ivinghoe's and Ivinghoe Aston's allocations had to be considered separately. Ivinghoe is required to find land for 51 properties. There is no requirement for properties in Ivinghoe Aston as 5 have already been built. Ivinghoe Aston cannot take part of Ivinghoe's quota. AVDC said that the IPNDP can stipulate housing density. Feedback continues to be sought as to whether Ford End constitutes a separate settlement as this would affect the issue of coalescence.

3) Ivinghoe Aston site visits

Stephen and Malcolm reported on their visits to seven sites in Ivinghoe Aston. All land owners spoken to wished to make land available. A separate document details the findings.

4) Ivinghoe site visits

Sheena and Rikki reported on their visits to eight sites in Ivinghoe. All owners of sites considered potentially viable wished to make land available. A separate document details the findings.

5) Proposed way forward

Richard explained to Councillors that the IPNDP Committee had decided not to allocate sites in Ivinghoe Aston for the 30th September deadline, as there is no requirement to do so. It remains possible to include allocations in the IPNDP, but this requires further discussion. Two sites, Bull Lake Farm and Willowdene Farm, will be allocated in Ivinghoe. These are brown field sites, thus complying with the residents' wish that such sites are considered first. If coalescence is not an issue, these sites should be able to accommodate all 51 properties without exceeding the density of some other developments in the village. No other sites will be allocated at this stage. There is no clear mechanism in place for dealing with a situation in which AVDC finds allocated sites unacceptable.

6) Final list of sites for submission

Sheena will email to AVDC, copied to IPNDP committee members, the decision to allocate the Bull Lake Farm and Willowdene Farm sites. It was agreed that all landowners visited should be informed of this decision before the Parish Council meeting.

Action: Sheena (Ivinghoe), Malcolm (Ivinghoe Aston)

7) Any other business

Richard thanked Councillors Bamber, Benton and Lott for attending. The Councillors thanked the IPNDP Committee for their work and said that they would report the Committee's decision to the Parish Council at its meeting on 4th October.

8) Next meeting

Monday 28th October, 10 am Crabtree Farmhouse

Thanks to Sheena for her hospitality.

Minutes prepared by Rikki.