



Issue |

Vision for Ickford newsletter

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

ICKFORD PARISH COUNCIL DECIDED IN 2017 that a Neighbourhood Plan (NP) would help shape future development in the village, maintaining and enhancing the rural character of the village.

Since then the NP Group has been preparing the plan 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 23rd February 2018.

Vision and the Neighbourhood Plan

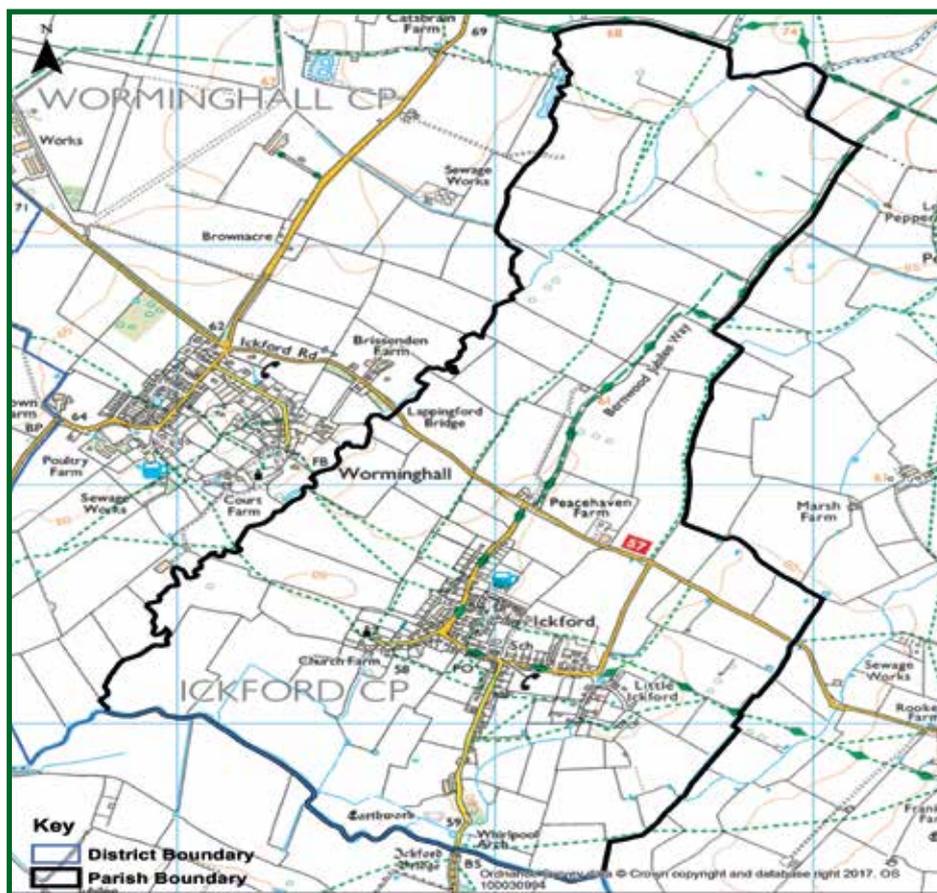
The NP establishes a vision of our Parish in 2033 and sets out a number of objectives through which the Vision will be achieved. The Vision and Objectives should reflect, among other things, the issues raised during consultations with the villagers of Ickford.

The plan must conform to the following conditions:

- 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.

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 Aylesbury Vale District Council and comes into force as a planning document with legal weight in decision-making. ♦

DRAFT NEIGHBOURHOOD PLAN NOW PRODUCED FOR ICKFORD



The Draft Neighbourhood Plan for Ickford has now been submitted to AVDC, English Heritage, English Nature and the Environment Agency as part of the statutory consultation process. It sets out the 15 year vision for the Village.

As part of the consultation process, if any local landowner, Parish Council, any village organisation, group or other interested party would like to see and comment on

the Neighbourhood Plan, details can be found on our website www.visionforickford.co.uk or email us at info@visionforickford.co.uk and request a copy. ♦

WHAT HAPPENS NEXT?

The NP Team have put in an enormous amount of time and effort in producing the final draft plan and to ensure it reflects the views expressed by Villagers through both the Parish Council's own survey, and the questionnaire, public events and

consultations the NP team have undertaken. It has also been produced with the support and guidance of Sally Chapman who has assisted with the preparation of many NP's including Worminghall, and so she is familiar with the local issues, planning policies and guidelines. This has now been submitted to AVDC for their comment and copies also sent to the English Heritage, English Nature and the Environment Agency as part of the official screening process.

We are still some months away from the NP being adopted. Any comments back from AVDC and screening will need to

be considered, and then there will be a statutory six-week consultation period for Villagers to express their views and comments, as well as any interested parties such as neighbouring Parish Councils, Land owners etc. Following this, and any amendments made, it will go off for independent, examination followed by a referendum within the village. If it jumps all those hurdles it will be adopted by AVDC, probably around autumn time.

A step in this process is that it needs to be accepted and agreed to by the Parish Council, and minuted as such. ♦

How do you view progress of the collected information?

Visit this link on our website: <http://visionforickford.co.uk/2018/05/30/an-update-on-the-vision-for-ickford-neighbourhood-plan-progress/>

The NP Group has adopted the Code of Conduct of Ickford Parish Council, as published on the Ickford Community website, and conforms to this in all matters to do with the Neighbourhood Plan.

What has come from the research to date is that we have a population that is typically above average of Aylesbury Vale (Median age 49 v 40). We have on average 2.5 residents per property but 3.4 bedrooms and 2.3 cars (UK 1.2 cars) – reflecting the rural location and poor/unreliable public transport. We have a disproportionate number of large detached properties and a paucity of properties for first-time buyers/downsizers.

Ickford is an example of a poly-focal settlement, with the Church and Ickford Manor at one end, and Little Ickford Manor at the other. Two other areas of early irregular development are located around the Bridge Road/Sheldon Road junction and around the Rising Sun Public House. The varied plot layout in these locations is a reflection of the early settlement form. It is these areas that form the four separate sections of the conservation area. Ickford contains an eclectic mixture of buildings dating from the 12th to the 21st century. The majority of the listed buildings date from the 17th century. Buildings of similar ages tend to share consistencies in scale, form, materials and detailing.

Ickford, historically an isolated community, saw much less significant 18th and 19th century development than areas closer to main transport routes.

Listed and Local Note Buildings

There are 30 Listed Buildings within the village, including Ickford Bridge, which is also a Scheduled Ancient Monument. In addition there are also buildings 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, e.g. 19th century cottages which remain in some numbers, (particularly along Bridge Road) only those that play a definitive role in the streetscene are included.



Vision for Ickford
Neighbourhood Development Plan

The full list descriptions have been edited to allow for space and can be found on the website.

The NP Group have also identified 17 properties in the Village that are deemed important for visual sightlines and the overall ambiance of the community. These are not 'listed' buildings and therefore not of national importance but ones which, should a development be proposed close by, for example in a neighbouring field, would be afforded additional 'protection and consideration' so as to reduce any possible impact.

Ickford Wildlife

A survey of the wildlife in Ickford village is still being carried out. To record the species you see. Please visit the website and click ICKFORD WILDLIFE and download the form. Tick the relevant boxes when you see each species. Then return to the address on the form.

Ickford Villagers Results and Comments recorded to date

Approximately 70% of the distributed questionnaires were returned, a figure which gives the results statistical significance. Following the NP two display presentations to the village, the responses to the final questions 'What is the most important thing to you about the village' and 'What would you most like to see in our village' were collated and grouped into the topic areas. To view all the comments and final results used for the plan please go to: <http://visionforickford.co.uk/wp-content/uploads/2018/09/Vision-for-Ickford-Presentation-15th-Sept-2018.pdf>. ♦