



Your Village Your Voice



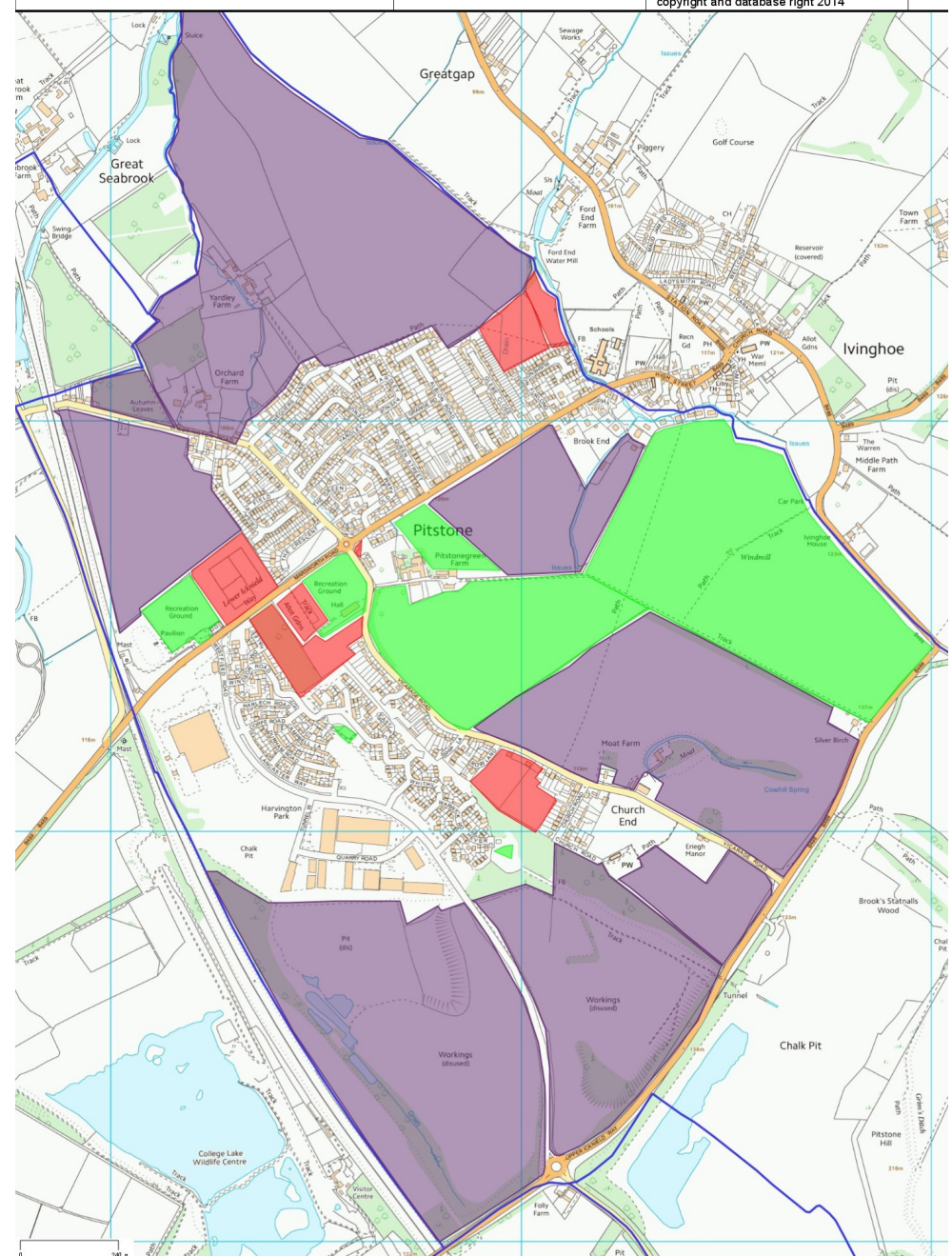
Without a local plan in place, parishes in Aylesbury Vale District are vulnerable to speculative development, as you will have seen from the Gladman application in Ivinghoe.

This map of Pitstone village centre shows the areas of protected land shaded bright green. These are areas that are safe from development and include the SSSI on Pitstone Hill, land owned by The National Trust including the windmill field, the land owned by the Pitstone Recreation Ground Charity, the sports pavilion and two Castlemead play areas owned by the Parish Council, and the allotments leased to the Parish Council from National Trust.

The plots of land shaded red are sites where the landowner has responded to Aylesbury Vale District Council's Call-for-Sites as part of their development of the new Vale of Aylesbury Plan. These landowners have put forward their sites as having potential residential development. Formal planning applications have not been submitted, but are likely within the next 5 years. AVDC has recently released this information to the public. They are:

- Land to rear of Rushendon Furlong, with outline planning permission for approx 40 homes delegated to officers for approval by AVDC
- Land to rear of Rushendon Furlong as part of Station Road proposed development in Ivinghoe, currently with approximately 5 homes shown within the Pitstone boundary, outline planning application submitted
- Development land by the Recreation Ground, part of the Pitstone Comprehensive Plan adopted by AVDC in 2005, with up to 70 residential properties and possible community benefits/commercial eg village pub
- Corner plot by the roundabout with capacity for 8 residential units currently private orchard/field
- Land off Vicarage Road with capacity for approximately 60 residential units currently private field
- Land off Marsworth Road adjacent to football pitch with capacity for approximately 65 residential units currently used for grazing horses

All the land shaded purple is within private ownership, owned by property developers such as Taylor Wimpey or owned by the Town Lands Charity. Many of the bodies concerned have already put forward some land for development. All this land is probably at the **most high risk** of speculative development and the **most vulnerable**, it includes the Local Wildlife Site off Westfield Road.

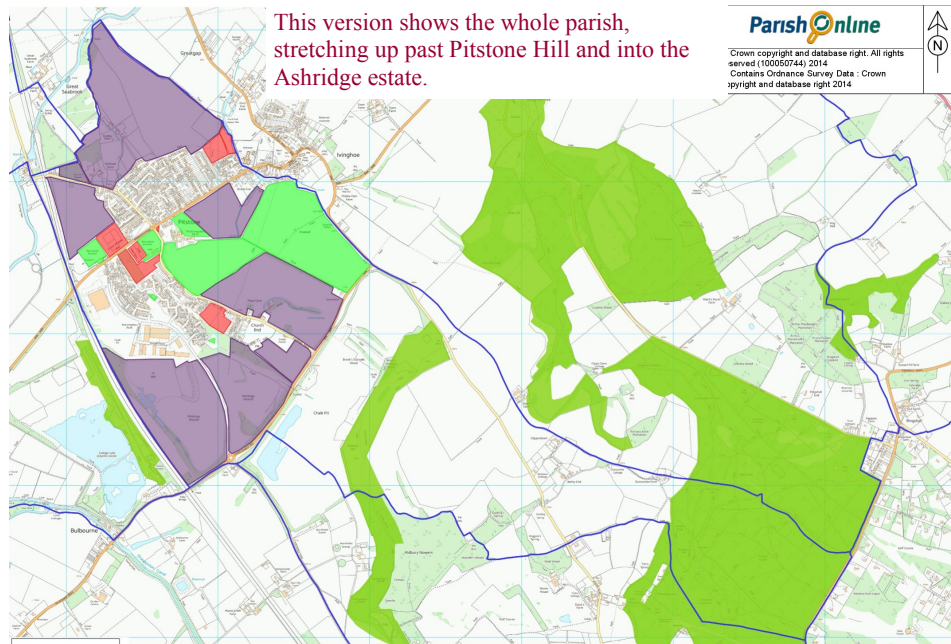


WHAT CAN YOU DO ? VOLUNTEER NOW !

Pitstone Parish Council believes we should pull together to produce a Neighbourhood Development Plan but this can only be done with the support, involvement and voluntary work of residents as well as councillors, so it is up to you. Neighbourhood Plans are a new central government initiative that lets communities set out their vision of how they want their community to develop. You should all get involved as much as possible and everyone would need to vote in a referendum to agree the plan produced.

Unlike the previous Community Led Plans, the new Neighbourhood Plans will be adopted by AVDC and become the governing document for local planning policy. Winslow Town Council believes that their Neighbourhood Plan has successfully helped them to fight against three speculative planning applications by Gladman so far. It is not however a mechanism to say no to any extra housing.

Neighbourhood planning is not just about housing. It will enable you to influence how much residential development is considered appropriate and where it should go, education and pre-school capacity, new community hubs, shops, employment opportunities, leisure requirements, protect our community assets and green spaces and shape the planning decisions made by the local planning authority.



TO VOLUNTEER : EMAIL US ON PARISHCLERK@PITSTONE.CO.UK, RING US ON 01296 660791, OR WRITE TO 9 WARWICK ROAD, PITSTONE, LU7 9FE

These are some of the things you have told us that you would like to see developed, or things that concern you, that you might like to consider:

- Provide a skate park and enclosed multi sport pitch
- Update the play equipment by the Recreation Ground
- Improved facilities for cricket and football including all-weather training pitch
 - Tennis and/or netball court
 - Outdoor exercise equipment
 - Ponds / orchards / open space
- Foot/Cycle paths to Tring Station & Marsworth
- Pre-school and Primary School capacity
- Secondary School capacity & catchment
- Public house and more shops
 - Youth/scout building
 - Multi-faith church
- Dedicated housing for local people
- More smaller homes for those downsizing or starting out plus some large detached properties in own grounds
- Extended Memorial Hall and/or bar/café on site
 - More allotments
- More employment opportunities
- Retain Rural / Village atmosphere

THIS CAN'T HAPPEN WITHOUT YOU !

If we go ahead, the Neighbourhood Plan will take 18+ weeks of concentrated effort from all the community. It would become Pitstone's plan for the next 20 years. Get involved and have your say NOW.

VOLUNTEER TO JOIN THE STEERING GROUP !

To get started, we **URGENTLY** need a Steering Group made up of members of the community and parish councillors. Professional advice will be available from Community Impact Bucks and RCOH. Volunteer your time — whether you can take minutes, act as treasurer, know about planning/education/environment, can deliver leaflets, do computer work, speak to local community groups, anything. A Neighbourhood Plan has to be a community effort, the council can't do this on our own. If you want a say in the future of your village, come forward now.