

PITSTONE NEIGHBOURHOOD PLAN 2013 – 2033

PRE SUBMISSION PLAN



*Published by Pitstone Parish Council for consultation under the
Neighbourhood Planning (General) Regulations 2012 and the
Environmental Assessment of Plans & Programmes Regulations 2004.*

JUNE 2015

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Consultation – have your say!

Pitstone Parish Council is legally obliged to consult with you about its proposed Neighbourhood Plan for a six-week period.

But in any event **we want to hear from you!**

Please send us any comments you have on this Neighbourhood Plan, **by no later than Monday 13 July**, in any of the following ways:

- ▶ by email, to NeighbourhoodPlan@pitstone.co.uk
- ▶ by post, to Pitstone Neighbourhood Plan, 9 Warwick Road, Pitstone, Bucks LU7 9FE

The Pitstone Parish Council website contains all the necessary background information on this Plan. Its web address is:

www.pitstone.co.uk/pitstone-parish-council

and you can find the Neighbourhood Plan section of the website at:

www.pitstone.co.uk/PitstoneNDP

We regret that we cannot enter into individual correspondence with respondents, but all responses received will be given due consideration by Pitstone Parish Council in the preparation of our finalised Plan.

FOREWORD

Welcome to the Pitstone Neighbourhood Plan (PNP).

This “Pre-Submission” version of the PNP dated 1st June 2015 is hereby released by the Pitstone Parish Council for Pre-Sub Consultation to the general public for comment over the forthcoming 6 week period up to and including 13 July 2015. Consultation will be carried out in a variety of ways including two formal launch events at Pitstone Memorial Hall on 6 and 7 June 2015 at 3pm.

Any views expressed by the community during this formal consultation period will be given due consideration before the final Plan, revised as appropriate, is submitted to AVDC for a further six week publicity and consultation period.

The PNP has been co-written by the Steering Group, formed by the Parish Council in November 2014, and rCOH Ltd, a planning consultancy appointed to provide guidance and services throughout this process. The Plan takes into account all views received over the last few months via engagement events, correspondence and meetings, and is designed to encompass the expressed views of the community.

The PNP is a Planning Policy document that in the absence of a Local Plan and subject to a referendum in the village will become the legal document that must be referred to when planning applications and decisions are being taken. It sets out the Vision and Objectives for Pitstone until 2033 and details Policies to ensure that those are achieved.

The PNP seeks to set out the path for the future of Pitstone through the next 18 years and looks at numerous aspects of village life from education and sports and leisure, through to environment and its heritage. It is supportive of properly-managed housing development through this period and seeks to balance that development by providing the infrastructure and facilities required to make such development sustainable.

So what is the community’s vision for Pitstone? What do we aspire to achieve?

Most importantly Pitstone will continue to be a village with a thriving village community. Its identity will have been protected and facilities and infrastructure improved to help better support village life.

There will be a new heart of the village centred around what is currently the area known as the Recreation Ground, incorporating the Pitstone Development Area, The Crescent and the Pavilion Site. Within this new heart is envisioned open green spaces, Pitstone Plum Orchards and places to sit and relax. Places to go and have a drink, or something to eat, whether in an upgraded and modernised Memorial Hall or in a new licensed premises. Places to send your children to nursery or primary school, and footpaths

created to enable them to walk there. Places to go for sport and recreation with new modern facilities. It will be a real hub of the village, a place where the community will come, meet and engage within, and a place that will unite the old village and Castlemead as one.

Housing development will have taken place and the village will have increased by approximately 170 houses. New houses will be seen in Rushendon Furlong, Vicarage Road and around the Pitstone Development Area. There will be a mixture of affordable houses, and both smaller and larger privately-owned properties built in keeping with the character of the village. A settlement boundary will have been established that will prevent Pitstone being over developed in all compass directions. We will have maintained our boundary between ourselves and our neighbours Ivinghoe. Our views will have been protected to the Chilterns and Area of Outstanding Natural Beauty, towards Cheddington and Great Gap and to our 13th Century Church. The perimeter of our village boundary will be that which it is now.

Development outside of housing will also have taken place. Provision has been made for the expansion of the current Pavilion Site to allow for much wanted facilities to be added and upgraded. Football pitches for both Senior and Junior teams will be available with a terrace to stand on and a new Pavilion from where to buy your coffee and watch from indoors on those rainy winter days. A new Scout Hut will have been built for the whole community to use with climbing and camping facilities, along with a multi-use game area available for netball, tennis and basketball on the Recreation Ground. The long awaited skate park will be in place and the playground facilities new and improved.

A nursery school will be in place within the Pitstone Development Area to help meet capacity requirements within that age group within the village, and over the other side of Marsworth Road we hope to see new primary school facilities to either complement our existing schooling or potentially the village will have a new school. Either way children will be walking or cycling to their village school without any need to 'catch the bus' until they reach secondary school age.

Local green spaces will have been protected along with the many footpaths that both travel within and around our village. Protection of wildlife and nature areas will have been advanced to protect that land for all future generations.

Transport initiatives will also have been put in place to help protect the village and although transport policies cannot be included within this document there are a number of initiatives that have been included that will be worked on alongside the realisation of this plan.

One of the initiatives that needs to be actively debated during this six week consultation is the idea of a "Village Pub". The community has expressed a strong desire for one to be built and included within our plan is the provision of land to do so. However, in order for this to become a reality the community

will need to get involved. We have some ideas for how this might work but we need more input from you to determine if this is a viable proposition, and we encourage you to actively get involved.

This is the aspirational vision for Pitstone that is contained within the Plan. Please read this document and give due consideration for the future of Pitstone whilst doing so. We have encouraged, and will continue to encourage, all members of our community and relevant bodies to comment.

We would like to thank all those involved in the creation of this document but in particular all the members of the community who have come forward to engage with this process and help shape the Plan, and thus our Village going forward.

Best Regards

Bob Saintey and Tony Clare

Chair of Pitstone Parish Council

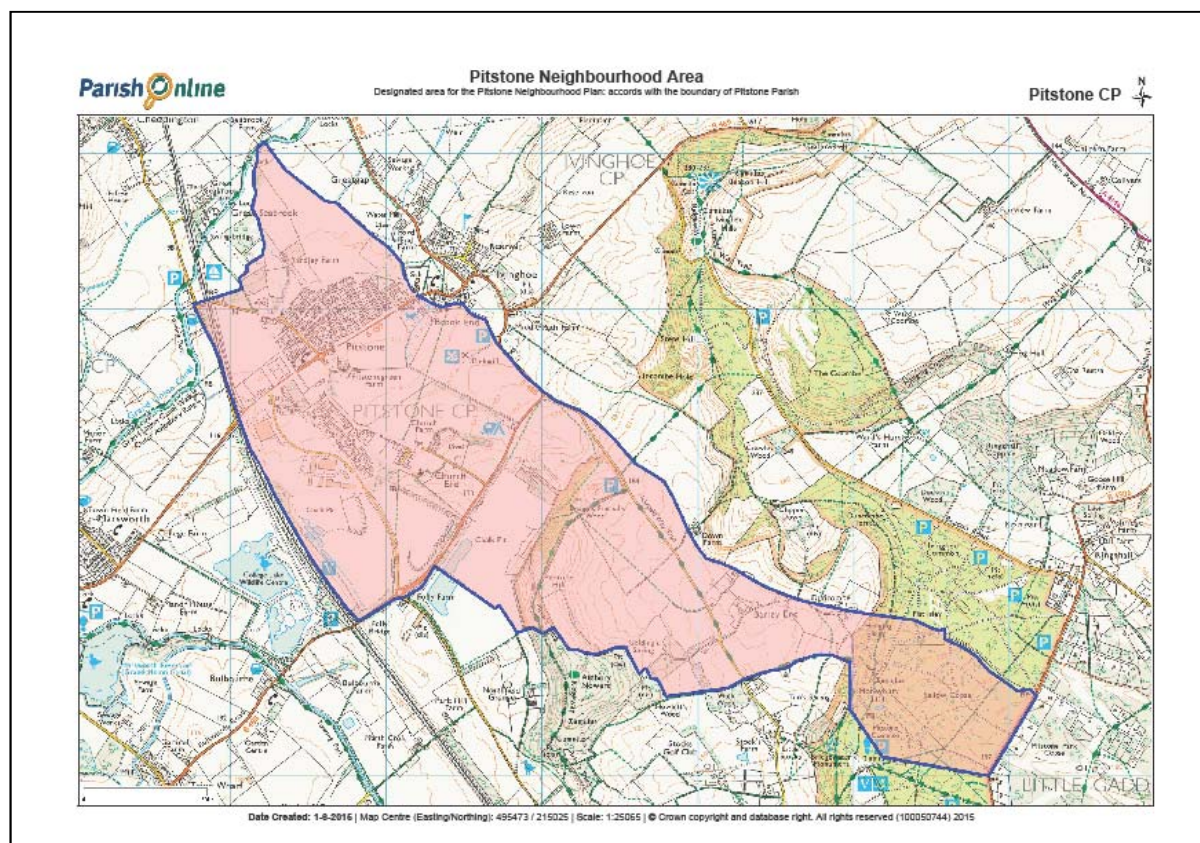
Chair of the Pitstone Neighbourhood Plan Steering Group

LIST OF LAND USE POLICIES

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1. INTRODUCTION TO PITSTONE & BACKGROUND TO THE PLAN

1.1 Pitstone Parish Council (PPC) is preparing a Neighbourhood Plan for the area designated by the local planning authority, Aylesbury Vale District Council (AVDC), under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The designated area, which accords with the boundary of Pitstone Parish, is shown in Plan A below.



Plan A: Pitstone Designated Neighbourhood Plan Area

1.2 The purpose of the Pitstone Neighbourhood Plan (PNP) will be to make planning policies that can be used to determine planning applications in the area. In some cases, its policies will encourage development proposals for the benefit of the local community. In others, its policies will aim to protect the special character of the parish.

1.3 Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at a referendum, the Neighbourhood Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided. Neighbourhood Plans can therefore only contain land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if they are not directly related to planning.

1.4 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet four 'basic conditions'. These are:

- Is the Plan consistent with national planning policy?
- Is the Plan consistent with local planning policy?
- Does the Plan promote the principles of sustainable development?
- Has the process of making the Plan met the requirements of European environmental standards?

1.5 In addition, PPC must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations.

1.6 These requirements will be tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will recommend to the AVDC that the Plan goes to a referendum of the local electorate. If a majority of the turnout votes for the Plan then it becomes adopted as formal planning policy for the area.

The Pre Submission Plan

1.7 This Pre Submission Plan is the opportunity for PPC to consult on the emerging policies and proposals of the Neighbourhood Plan. It has reviewed existing national and local planning policies and how they may affect this area. And it has already sought the local community's opinions on local planning issues that the Neighbourhood Plan might help address.

1.8 The contents of this Plan are therefore presented to obtain the views of the local community and other organisations on the vision, objectives and policies of the Pitstone Neighbourhood Plan. It is deliberately brief and focused on the draft vision, objectives and policies. The final version of the Plan will take into account the representations received on this version.

History and Development of Pitstone Parish

1.9 Evidence of Pitstone settlement dates back as early as the 6th Century. There have been findings of Iron Age and Roman material, indicating this area was extensively settled. Running on a southeast-to-northwest alignment, several ancient trackways linking the Chilterns to the Vale have been found. In addition several moated sites and Scheduled Ancient Monuments have also been identified.

1.10 Pitstone was originally a farming community, including Pitstone Green Farm which is now a museum. This farm was once an important employer within the village. Farming included seasonal fruit picking, such as the local plum, often known as the Aylesbury Prune, which was very popular up until the Second World War.

1.11 In the 1930's Pitstone cement works opened, which was run by The Tunnel Portland Cement Co Ltd and operated until 1991. During this time village life was dominated by the cement works, which gave work to local people. However there was a constant battle with dust and other negative environmental impacts.



Source: Accessed online

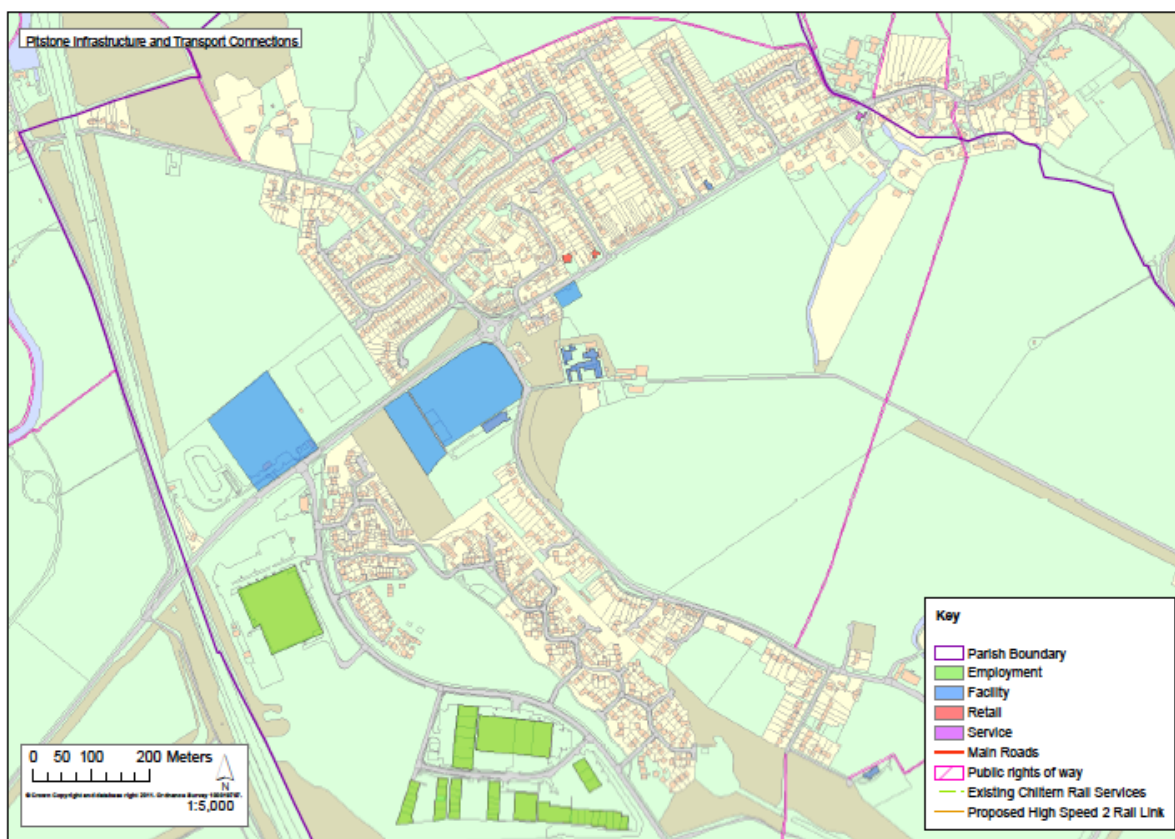
<http://www.chilternphoto.org.uk/introduction/photogroup/locations/pitstone/002530.htm> (2005).

Post 1945 development to 2000

1.12 The development of the cement works meant that Pitstone expanded considerably. Consequently large housing estates were developed to provide homes for the factory workers. The settlement expanded towards the north in order to protect the southward views of the Chiltern Hill escarpment, providing cul-de-sac housing estates north of Marsworth Road. From the 1970s onwards a number of new housing estates were developed on sites including Albion Road, Rushendon Furlong, Ridgeway View and Cheyne Close.

Developments during the last ten years

1.13 Since 2005 there has been large scale residential and economic development at Pitstone on the former cement works site on the southern arm of the village. In excess of 400 new dwellings have been delivered although this development is not yet complete. There have also been small developments in the 'old' village, off Yardley Avenue and at Farriers Corner. More recently planning applications have been submitted in relation to land at Rushendon Furlong (outline consent now granted) and at Vicarage Road in the village which, together, will deliver approximately 100 new homes.



Plan B: Pitstone – Infrastructure & Transport Connections

Environmental Constraints

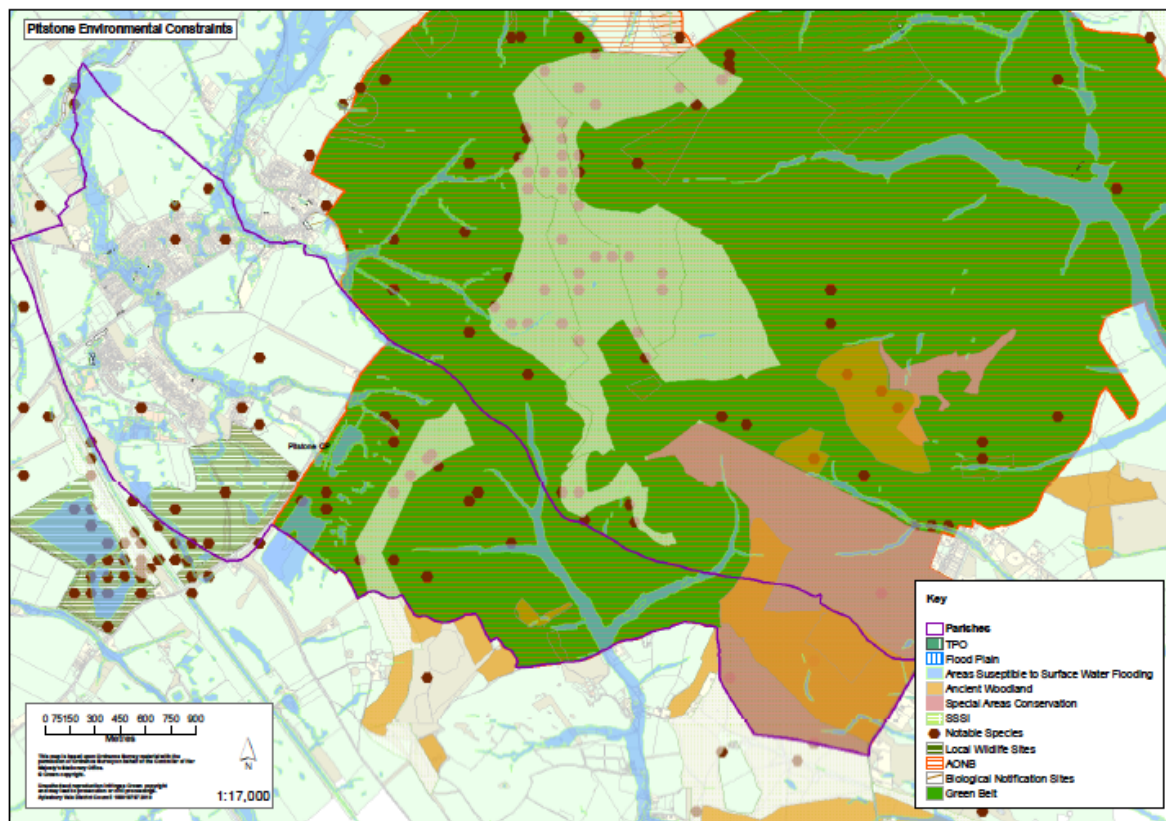
1.14 The Strategic Environmental Assessment (SEA) Scoping Report has identified a series of natural and heritage-related environmental constraints in and in close proximity to the parish that will shape the PNP’s approach to where development will take place.

1.15 The Chiltern Areas of Outstanding Natural Beauty (AONB) lies in the south eastern part of the parish away from the built-up area. Most of the AONB is also designated as Metropolitan Green Belt.

1.16 Ashridge Commons & Woods and Pitstone Hill are both Sites of Special Scientific Importance (SSSI). Importantly, Ashridge Commons & Woods is further located in the south eastern part of the parish that is covered by the AONB and the Chiltern Beechwood Special Area of Conservation (SAC), and surrounded by the Metropolitan Green Belt.

1.17 The Chiltern Beechwood SAC is a site of European importance and the PNP has therefore prepared a Habitat Regulations Assessment (HRA) to ensure that the policies in the Plan will have no significant detrimental effect on the habitat in this protected area. The SAC has some areas covered by Ancient Woodland and features the Beech forests on neutral rich soils, dry grasslands and scrublands on chalk or limestone and is inhabited by the Stag Beetle. There are further several Notable Species Sites in and around the

settlement and Tree Preservation Order (TPO) clusters at Westfield and Windsor Roads.



Plan C: Pitstone Environmental Constraints

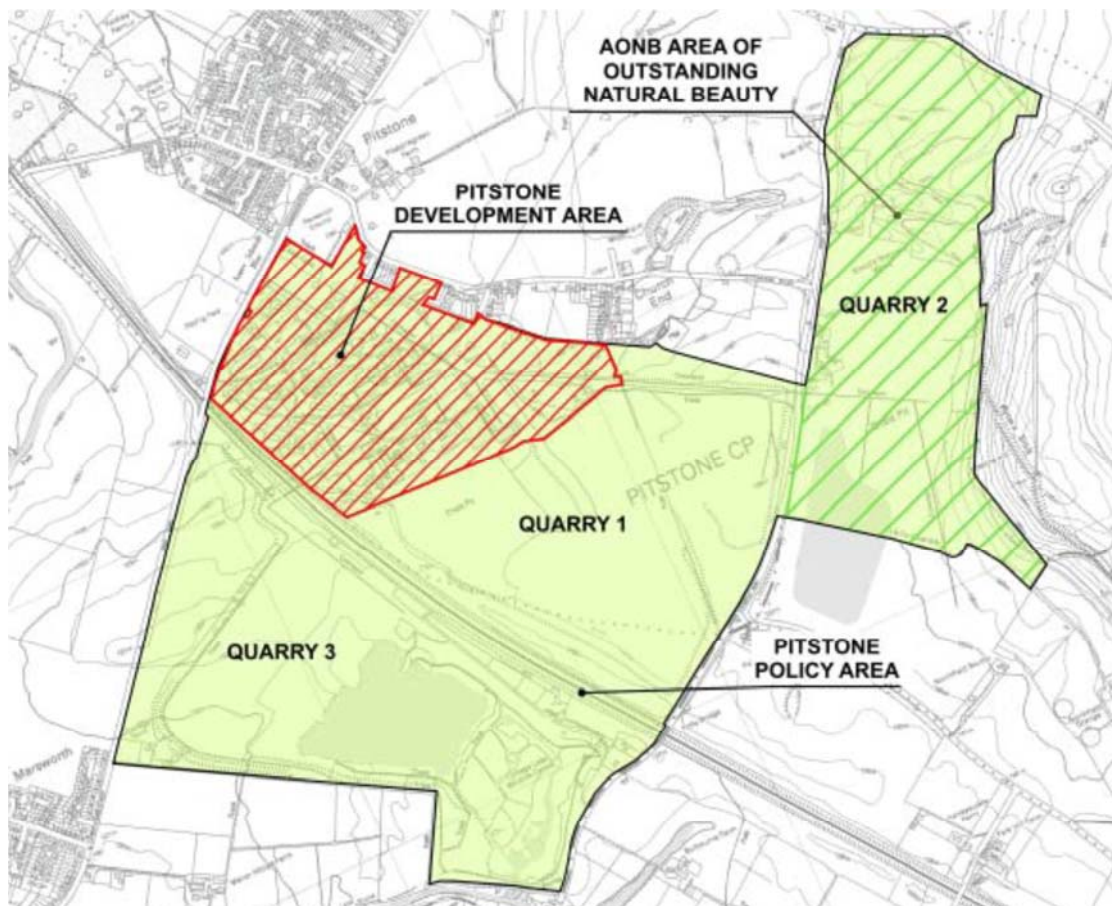
The Quarries

1.18 There are three quarries within the parish to the south of the village (see Plan D). Quarry 1, the first chalk quarry of the cement works begun in the 1930s, was not excavated to any great depth and was superseded by Quarry 2 below Pitstone Hill. Quarry 1 was returned to agriculture but farmers struggled to obtain any decent crop from the almost bare chalk and in the late 1990s the land was turned into 'set-aside', subject to yearly mowing only. The result has been steady enrichment of flowering species characteristic of chalk grassland with 'sea' areas of white (oxeye daisies) and yellow (vetches etc.) studded with bright pink pyramidal orchids. Other floras are natural successions of nitrogen-fixing legumes (vetches and trefoils) together with other chalk-loving plants (calcicoles) and with associated insects, e.g. the common blue butterfly whose larvae feed on birdsfoot trefoil. Quarry 1 hopes in the future to obtain a Site of Special Scientific Interest (SSSI) designation due to the exceptional Small Blue butterfly colony and the thriving Chiltern Gentians and it is already designated as a County Wildlife Site.

1.19 Quarry 2 lies at the foot of Pitstone Hill, where was once found a Neolithic to Bronze Age crouched burial with a flint knife and an undated but possibly prehistoric ditch. Part of the quarry, Pitstone Ragpit, was also rich in chalk

which was used by owners and occupiers for road making and drainage, but not for building or sale. When it became part of Quarry 2 operated by the Tunnel Cement Company's works, Pitstone Parish Council pressed for the village to be compensated for loss of rights to use the pit. Pitstone Parish Council has consequently been given a role in the management of Pitstone Hill and receives rents paid by a tenant farmer for grazing sheep and from the Anglian Water Authority for an underground reservoir at the site. In 1999 the National Trust bought Down Farm and Pitstone Hill from Bucks County Council. The area is within the Metropolitan Green Belt, the AONB and is partly within a designated SSSI.

1.20 Quarry 3 and College Lake are located outside the parish but in close proximity to the built up area of Pitstone and should therefore also be considered in preparing the PNP. In addition to having been designated as a Local Wildlife site, the site of College Lake to the south of the quarry has been created into a bird sanctuary by the drive and ambition of Graham Atkins, a former lorry driver at the cement works. There have also been archaeological finds here: the remains of hippopotamus, rhinoceros and mammoth have included fossilised bones, many of which are now in the British Museum having been recovered from the stony soil overlaying the chalk.



Plan D: Plan showing the Former Quarries

Pitstone Common

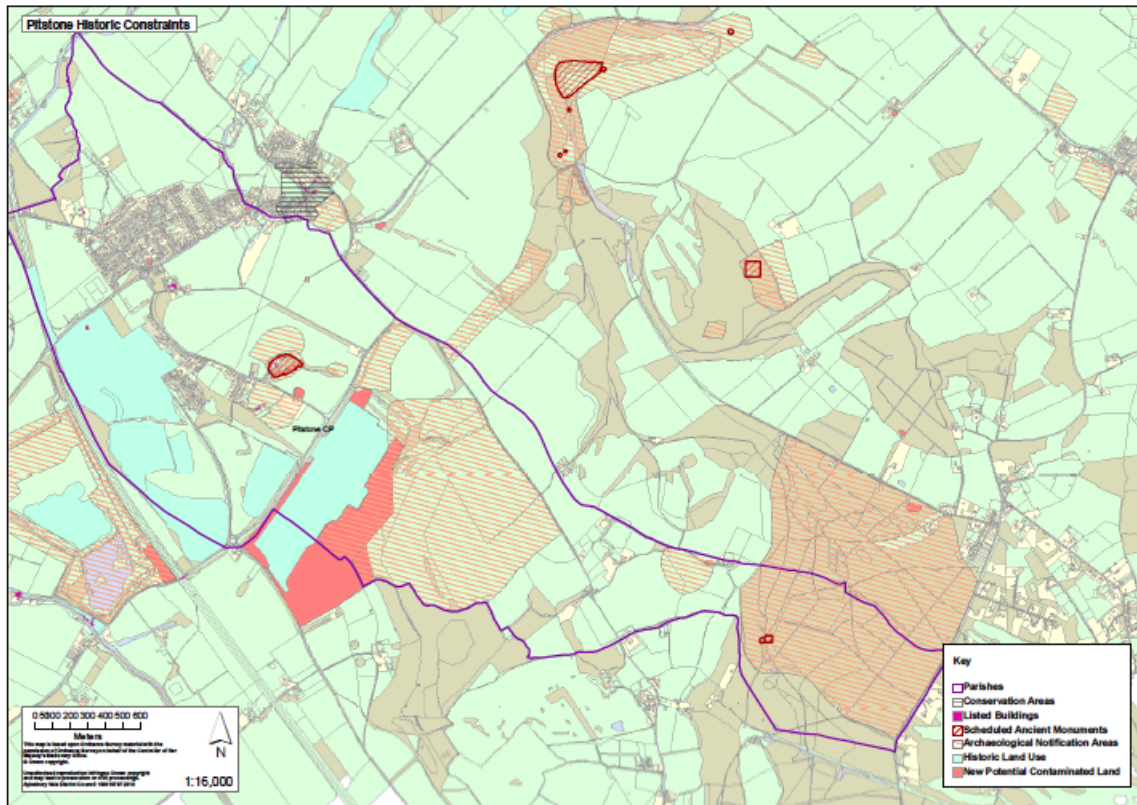
1.21 Pitstone Common Wood lies about two miles south east of the former parish church on the plateau beyond the escarpment in an area of clay-with-flint, and is accessible by a hollow way which still bears marks of extensive use in times past. Alongside the wood to the west is an area of common heath, still known as Pitstone Common. The Common is one of the National Trust's Ashridge Estate commons and at 24 hectares it offers excellent views of Aldbury Nowers and Pitstone Hill to the west. As part of the Estate, Pitstone Common has wonderful potential for walking and equestrian routes and there already exists an extensive network of paths and trails. Around the Bridgewater monument (on Aldbury Common) there is room for picnic and quiet recreation along with a car park and the National Trust visitor centre/tea rooms next to the monument.

1.22 As with most other Chiltern commons, Pitstone is now dominated by new woodland composed mostly of birch trees. The fine 'veteran' trees alongside the drive to the monument are home to many insect and bird species and the woods contain glades that can fill with bracken in the spring and summer. Until ten years ago, nightjars nested in one of the glades and hopefully, the renewed management of this area will provide a good habitat if they find their way back to the area. The 'flagship' species for the common is the bluebell found in profusion in many areas.

Heritage buildings and structures

1.23 There are 15 Grade-Listed buildings in Pitstone, out of which 12 are Grade II Listed Buildings and structures, St Mary's Church on Church Road is Grade I Listed whilst Pitstone Windmill and Ashridge park and garden are both Grade II* Listed. There are two Scheduled Ancient Monuments, the larger of which is located to the east of Pitstone village and the smaller to the very south east of the parish far from the village, and an historic farm building.

1.24 Although Pitstone Parish does not have any Conservation Areas, the Ivinghoe Conservation Area lies adjacent to the Pitstone Boundary and there are large areas of Historic Land Use to the south east of the settlement where the cement works were. There are several Archaeological Notification Areas across the parish, some being just south of the settlement and some areas identified as new potential contaminated land, a couple of which are within the village itself.



Plan E: Pitstone Heritage Constraints

Footpaths and Byways

1.25 The following rights of way were identified in the year 2000:

- Byway 2 - Prior to 1845 and the building of what is now Marsworth Road this was the only road between Ivinghoe & Pitstone, starting at Brookmead and leading to Chequers Lane. This route passes through the old Prune orchard formerly known as Gullicott Way.
- FP1 – The entrance along Vicarage Road traverses open fields to Ivinghoe.
- FP3 - Starts alongside Autumn Leaves, passing through old Plum orchard and onto the Grand Union Canal. Only the orchard section is in Pitstone Parish.
- FP4 – This path is temporarily closed to permit quarrying. It will be restored to give access to the Holloway and eventually Ashridge House which at one time was within the parish. Current status to be determined.
- FP5 – This path crosses Quarry 1 leading to the Upper Icknield Way (B488) at Folly Farm. Crossing the road there is a footpath in Herts which skirts Quarry 2 and leads onto Pitstone Hill where it joins with FP12 & FP13.
- In crossing the quarry on FP5 there are views of the hills and the Chiltern escarpment. At Folly Farm exit there is a private path which gives access to Pitstone Fen (noted for its diversity of wild flowers and wild

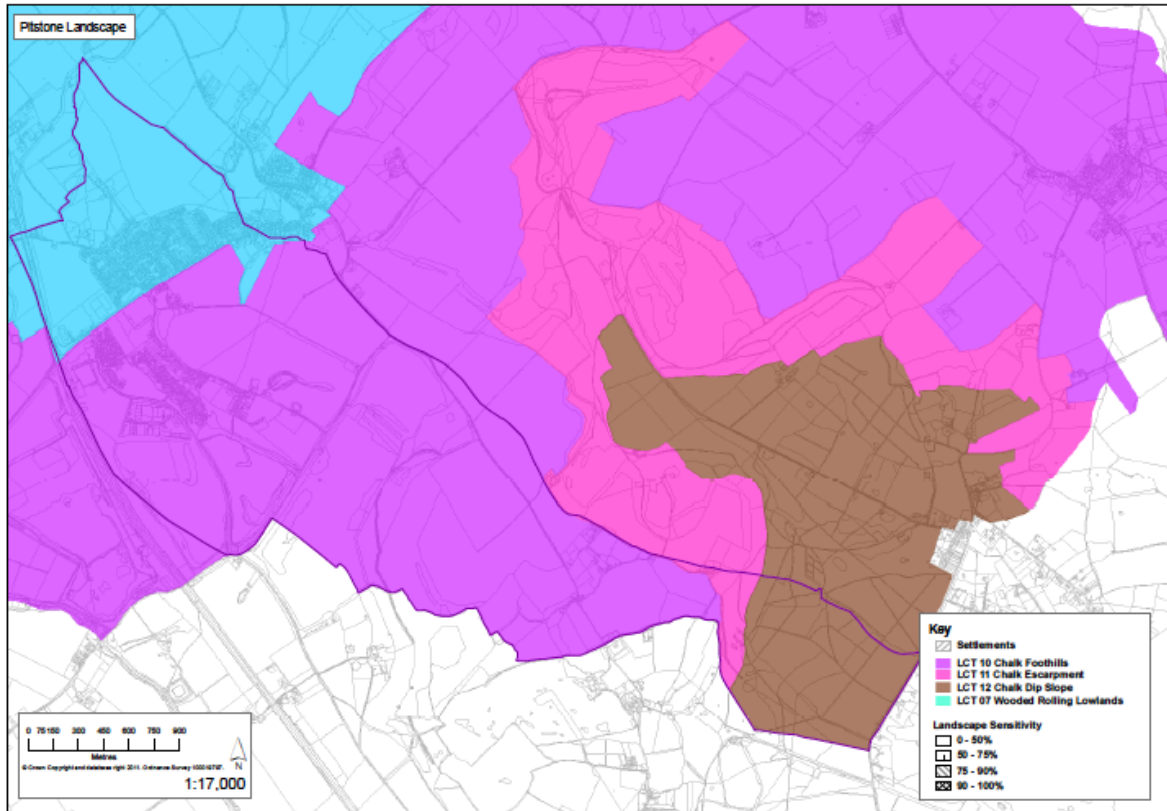
life), access to which is by permit from BBONT who manage and control the site which includes College Lake.

- FP6 – This path starts in Vicarage Road from the site of Erleigh Manor, the former Vicarage to the redundant St. Marys Church.
- FP7 - Is the substitute for FP4 and starts from a point midway between the 'Silver Birch' and Vicarage Road on the B488. The path, at first level, rises by a gentle gradient through light scrub and trees to emerge on the open hillside where it joins FP12.
- FP8 - Leaves Pitstone Hill carpark to Ivinghoe Beacon and the Ashridge woods. Only a short section is in the parish.
- FP9 - Starts at the entrance to Down Farm access 300 yards from the carpark, and after passing the farm it continues to the Ashridge woods. Only a small section is in the parish.
- FP10 - Starts from a point near Rainbow Cottage and after following the hedgerow it strikes obliquely across open fields to Pitstone Hill where it joins FP12 and FP13.
- FP11 – An intermediate section of an Ivinghoe path which continues into Aldbury and into the woods below the Bridgewater monument.
- FP12 – Also an intermediate section of an Ivinghoe path which continues into Aldbury and into the woods below the Bridgewater monument.
- FP13 - Leaves FP12 when the latter descend the Holloway and follows the crest of the hill to reunite with FP12 at the entrance to the woods. The path continues through beech woods to Aldbury Nowers where the road to Tring Station can be found. It is an integral part of the Ridgeway Path running from Ivinghoe Beacon to Avebury in Wiltshire. Commanding views of the Vale of Aylesbury are obtained from the path, from the Chiltern scarp to the Quainton Hills and towards Leighton Buzzard in the North.

The Landscape

1.26 The landscape setting of Pitstone (together with that of Ivinghoe) is designated as an Area of Attractive Landscape. Specific views into and out of the village were identified as important in the Pitstone and Ivinghoe Village Policies adopted by AVDC in 1976, which were to act as a guide for developers and as a basis for determining future planning applications in the village. Those views are still here today and should remain in perpetuity.

1.27 Wide views of the Chilterns are enjoyed from Pitstone along the open stretch of Marsworth Road between Ivinghoe and Pitstone roundabout; especially good are the panoramic views from the western end. The restored windmill rests in the foreground of these views. There are more restricted views from Vicarage Road over to the windmill.



Plan F: Pitstone Landscape

The Planning Policy Context

1.28 The parish lies within Aylesbury Vale District in the County of Buckinghamshire and shares a border with the parishes of Ivinghoe, Cheddington and Marsworth. To the south it adjoins the parishes of Aldbury, Tring and Little Gaddesden in Dacorum District, which is in the county of Hertfordshire. AVDC has planning policies and proposals that are helping to shape the strategy and policies of the PNP.

1.29 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in the preparation of local plans and neighbourhood plans. The PNP must demonstrate that it is consistent with the provisions of the NPPF.

1.30 The PNP must be in general conformity with the strategic policies of the development plan as required by the 2012 Neighbourhood Planning Regulations. The development plan currently comprises the saved policies of the 2004 Aylesbury Vale District Local Plan. However this plan is out of date in some respects and in anticipating the adoption of the emerging Vale of Aylesbury Local Plan (VALP), the PNP is relying on the reasoning and the evidence base of the Vale of Aylesbury Plan (VAP) that was withdrawn in 2014.

The Aylesbury Vale District Local Plan (2004)

1.31 The Aylesbury Vale District Local Plan (AVDLP) was adopted in January 2004. Some of the AVDLP policies ceased to have effect in 2007 when planning legislation changed. The remaining policies of the AVDLP were therefore 'saved' and it is these policies that currently set out the spatial plan for Aylesbury Vale District Council that the PNP must be in conformity with.

1.32 The more recent VAP evidence base indicated that Pitstone is a 'larger village' and the VAP proposed approximately 50 new homes for such villages over the plan period 2011-2031 (see its Policy VS2 and Appendix B and the 2012 Settlement Hierarchy Study). Although the housing supply strategy of the VALP is likely to change in the light of new objectively assessed demand data, there is currently no indication of how that may affect the previous spatial strategy for distributing new homes across the hierarchy. It is likely that the hierarchy of larger and smaller villages will remain much the same but that they will be expected to make a higher collective contribution to meeting the district's housing needs than proposed in the VAP.

1.33 The 2004 AVDLP saved policies set the policy framework for PNP, these being the General Policies (GP) and the Rural Areas (RA) policies of which the most relevant are the following:

- GP.8 Protection of the Amenity of Residents: Protects existing residential amenities from unreasonable harm the impact from a new development may cause.
- GP.17 Existing employment sites: Retains Proposals for changes of use or redevelopment of employment sites.
- GP.35 Design of new development: Sets out the built design principles for new development
- GP.38 Landscape Design: Sets out the landscape design principles for new development
- RA.2 Coalescence of Settlements: Retains the individuality of settlement and prevents coalescence through avoiding development on open land in the countryside that has a negative impact on the rural character and setting of settlements.
- RA.3 Curtilage Extensions: Prevents the encroachment of non-agricultural uses into open countryside in order to avoid adversely affecting the character and appearance of rural areas.
- RA.8 Other Important Landscapes: Identifies Areas of Attractive Landscape (AALs), which demand a high level of protection (The Proposals Map 23 shows the AAL to the west of the village)
- RA.13 Housing within the Built-Up Area of Settlements: Identifies settlements that may be appropriate for small scale development within the built-up area and requires that they be in keeping with the surrounding area.
- RA.14 Housing on the edge of the Built-Up Area of Settlements: Identifies settlements that may be appropriate for small scale

development on the edge of the built-up area and requires that they be in keeping with the surrounding area.

- RA.26 Pitstone: Supports the redevelopment of the former Cement Works for a mixed employment and residential scheme including local services, facilities and open space.



	Metropolitan Green Belt (MGB) and Boundary of Metropolitan Green Belt RA.6, RA.16-RA.18		Silverstone Motor Racing Circuit RA.30		Calvert Brickworks Policy Area RA.25	NOTATION
	Area of Outstanding Natural Beauty (AONB) RA.7, RA.17-RA.18		Silverstone Employment Area RA.31		Pitstone Development Area RA.28	
	Area of Attractive Landscape (AAL) RA.8, RA.17-RA.18		Site of Housing Commitment		Pitstone Policy Area	
	Local Landscape Area (LLA) RA.8, RA.17-RA.18		Site of Mixed Housing/ Employment Commitment		Safeguarded Corridor, Newton Longville Brickworks RA.35	
	Conservation Area (Refer to Part I Maps)		Site of Employment Commitment		New Road/Road Improvement GP.30 (Stoke Hammond Bypass; Linslade Bypass)	
	Park & Garden of Special Historic Interest GP.60		Westcott Policy Area RA.32-RA.33		Aston Clinton Bypass	
	Scheduled Ancient Monument GP.58		Westcott Sports & Social Area RA.33		Site for Employment Development RA.34 (Newton Longville Brickworks)	
	Site of Special Scientific Interest (SSSI) GP.61, GP.63		Westcott Employment Area RA.32		Boundary of Proposals Map	
	Site of Local Importance for Nature Conservation managed as nature reserve by Berks, Bucks and Oxon Wildlife Trust (BBOWT) where outside of SSSIs GP.62, GP.63		Westcott Solids Area RA.32		Area Covered by Insets Aylesbury, Buckingham, Haddenham, Winslow and Wendover	
	Candidate Special Area of Conservation (cSAC) GP.61, GP.63		Safeguarded Site for Railway Station Stop GP.26 (Quainton) GP.26&RA.25 (Calvert)		Detail Insets Insets to show detail where feature is small or unclear. Scale 1:5,000 unless otherwise stated.	
	Local Nature Reserve GP.61, GP.63		Main River Floodplain GP.67			

Plan G: 2004 Aylesbury Vale Local Plan Proposals Maps - Pitstone

1.34 These policies provide part of the framework, within which the general conformity of the PNP with the development plan will be assessed. The PNP should not however repeat what the district plan is saying but add local land use policies.

The Vale of Aylesbury Local Plan (2014)

1.35 The emerging Vale of Aylesbury Local Plan (VALP) will include the overall strategy for the district, alongside site allocations and development management policies. Adopted Neighbourhood Plans work as site allocation plans for their specific plan area and hold the same weight as the Local Plan.

2. COMMUNITY VIEWS ON PLANNING AND RELATED ISSUES

2.1 The Parish Council (via its separately-appointed PNP steering group) has undertaken significant consultation with the local community during the course of preparing the Plan. The PNP is based upon the output from these consultations (which have included meetings, open days and community surveys) along with the detailed background work of the PNP's four specialist sub-groups. Meetings have in particular taken place with all significant local landowners; with local employers, service providers, schools and other educational establishments; and with a wide variety of community interest groups.

2.2 The PNP steering group has also kept the community updated with progress on the Plan by various means including the village website, by undertaking "leaflet drops" to all houses in the village, via Facebook, and by means of articles in the local Pitstone Parish Post. It also hosted two dedicated Community Engagement Days as part of this process, to seek the views of the local community on any matters of concern (and whether capable of being addressed by the PNP or not).

Community Engagement Days

2.3 The PNP steering group's highly successful Community Engagement Days took place on Sunday 22 March and Saturday 28 March at Pitstone Memorial Hall. 229 residents took the opportunity to speak to the members of the PNP team about housing supply, sport and education, transport and infrastructure, and its heritage and environment. In excess of 190 comments forms were submitted. The PNP team undertook an in-depth analysis of the views and assessed the themes that emerged over the course of the two days. The feedback and its output has been used to supplement the work already undertaken by the PNP's four specialist sub-groups, to complete this "Pre-Submission" consultation version of the document that will ultimately constitute the formal Pitstone Neighbourhood Plan.

Housing and Land

2.4 A number of responses highlighted the desire that Pitstone remain as a village, and not become a town. Whilst respondents generally accepted the need for some degree of new housing, there was a strong push against further substantive development of the magnitude seen in the past decade. The style and density of new housing stock was also identified as a concern by a number of respondents, coupled with the need for roads to be sufficiently wide and for there to be adequate off-street parking. The need for a variety of new housing types, to facilitate both upsizing and downsizing, was also highlighted.

2.5 There was an extremely strong response rate in favour of preserving the country feel of the local area and the nearby green land, including the views of Ivinghoe Beacon from Marsworth Road and Vicarage Road, and the

windmill and its field. Many respondents mentioned the need to preserve Quarry 1. The need to preserve the countryside heritage of Pitstone, and its archaeology, was cited by various respondents as an associated concern.

Traffic and Transport

2.6 There was a very strong response concerning traffic and transport issues with the top 3 issues which needed attention being:

- a) traffic congestion and HGV diversion/ban
- b) parking on Marsworth Road
- c) public transport.

Quite a few respondents suggested a by-pass for through traffic and/or some form of traffic calming to reduce traffic congestion on Marsworth Road particularly at school drop-off and pick-up times.

2.7 A large number of responses raised the lack of a bus service and/or a cycleway/walkway to Tring Station.

Footpaths and Cycleways

2.8 There was a substantial response in favour of improving local footpaths either creating new links – to neighbouring villages such as Marsworth and Bulbourne – or improving the existing village footpaths. The need for additional cycleways were also raised.

Health

2.9 Public responses indicated how it was generally considered that the community was well served by the 2 surgeries and pharmacy and that access to hospitals using the Community Car Scheme or other means was adequate. Both surgeries indicated that they anticipated no problems with an expanding village. The provision of dentistry service was suggested by 3 respondents.

Employment

2.10 A separate survey of 28 employers on Pitstone Green Business Park revealed that out of 1076 employees only 62 lived in Pitstone. With the expected growth in employment, this suggests that employers would welcome additional housing in the village to encourage recruitment and increase local employment with reduced travel time to work. Local services such as the provision of café facilities for lunch would also be welcomed.

2.11 The quality and extent of parking at Tring station, local bus services and cycle paths are also facilities which have an impact on the employers and employees on the Pitstone Green Business Park.

Facilities

2.12 There was a substantial response rate from the Community Engagement Days for a pub and/or a café to be provided somewhere in the village. To a lesser extent the need for a shop was raised. Further comments included a lack of B&B accommodation, a need for improved fibre-optic broadband, and more generally the need for a village centre or 'heart' – as part of the remaining work on the Pitstone Development Area site adjoining the Memorial Hall – to be created. 7 responses suggested that a future leisure centre might be developed at Quarry 2 and no other facilities apart from sporting/education/leisure (covered elsewhere) were raised as an issue. However the following facilities are at capacity or in need of improvement:

- the Pavilion Site, to the north of Marsworth Road opposite Westfield Road, currently does not fully meet the requirements of users and residents. Further development would allow greater use by a wider community (scouts/guides, netball, bowls, tennis); and
- there is a strong community desire for the footpaths and green spaces in Quarry 1 that are so popular with, for example, dog walkers to be maintained and further developed for walkers/cyclists.

Education

2.13 The responses reflected the fact that Brookmead Primary School (in Ivinghoe Parish, but predominantly serving the residents of Pitstone) needs to be extended to cater for the capacity required, or alternatively there needs to be a new school provided. There is also a requirement for improved access to both nursery and pre-school places, and to secondary school places. Safe access for children at Brookmead needs to be created by improving footpaths from certain areas of the village such as Castlemead.

2.14 The main reported concern is the need to expand primary school facilities for the parish. Another concern is with the traffic and parking around Brookmead at peak times. To help with the latter some suggestions were made, including: parking restrictions, a 'walking bus', traffic diversions, and off-road parking.

2.15 Over twice as many suggested an additional primary school as opposed to extending Brookmead, with some suggesting splitting the primary school into infants/juniors on two sites. One suggestion was to re-site the school to Castlemead. Two suggested that the new school should either be a secondary school or cover nursery to 18 year olds, perhaps as a free school.

- Strong preference for primary places to be available within the village, in particular no bussing of under-11s to other village schools
- Strong view to preserve school grounds, and maintain access to sports and other extra-curricula activities
- Suggestion for rear school entrance from Station Road in Ivinghoe
- Strong interest in village nursery provision, with an offer to build one, and a separate offer to run one
- Requests for more pre-school places

- Concern over secondary schooling provision

Needs of the Elderly

2.16 Housing for the elderly was not raised as an issue apart from one response suggesting some form of village retirement home with better facilities for the elderly. The need for a place for the elderly to meet in or near to the village centre, with outdoor facilities being suggested, was also highlighted.

3. VISION & OBJECTIVES

Vision

3.1 The vision for Pitstone in 2033 is:

The village has grown in terms of its scale but its character and special countryside has been protected. Around 170 new homes have been delivered on sites within the existing settlement boundary of the village – predominantly the final phase of Castlemead off Marsworth Road, at Rushendon Furlong and on Vicarage Road. The new homes are a mix of sizes and styles, which have met a wide range of local needs.

The village school(s) continue to be successful, serving the village’s children and those of the local area.

A ‘heart’ for the village has been established on the final phase of the Pitstone Development Area site adjoining the Memorial Hall. New and improved sporting facilities support a wide range of activities and events and include a multi use games area and expanded Pavilion Site.

The shop and community facilities remain in place and continue to thrive – and are complemented by a pub and/or family restaurant financed by the housing developments.

The development of Pitstone Green Business Park has been completed in line with its original development plan and all the open farmland south east of Marsworth Road to Pitstone Hill remains in productive agricultural use.

As well as local biodiversity sites having been protected from development, a new or improved ring of green infrastructure – footpaths, cycleways, amenity areas, ecological areas, woodland, ponds and community gardens – have been established around (and through) the village both connecting it to, and delineating it from, the surrounding countryside.

Objectives

3.2 In addition to providing a general development plan for the parishes, this vision translates into a framework of key objectives for the PNP which are set out below.

3.3 It is important to remember here that the PNP is primarily a planning document, and can only set down enforceable policies in respect of planning-related matters. Matters that are not “planning-related” in this sense, but which remain an important objective of the Pitstone community, are addressed as “aspirational” in Section 5.

Housing

- ▶ Delineate a settlement boundary that emphasises the retention of village character.
- ▶ Support the development of sites (as shown on the Policy Maps) that will realistically accommodate the required housing growth within the plan period of 2013 to 2033.
- ▶ In doing so retain the key characteristics of the village whilst, at the same time, ensuring that the necessary infrastructure is provided.
- ▶ Ensure that future development is within pedestrian reach of essential facilities and key services.

Land Assets

- ▶ Retain and preserve existing listed buildings.
- ▶ Ensure that valuable community assets remain in their current usage and, where appropriate, become the subject of Community Right to Bid Orders.

Environment

- ▶ Establish a 'green girdle' around the settlement to prevent the expansion of the village into open countryside.
- ▶ Develop a network of footpaths, cycleways and other means of encouraging the use of sustainable transport both within, and outside, the settlement.

Education

- ▶ Expand the extent of primary school provision in the village so that local children all have the option to attend their local school.
- ▶ Similarly increase the number of pre-school places available in the village to local children.
- ▶ Establish a nursery within the village.

Community Facilities

- ▶ Support the ongoing provision of adequate healthcare, retail outlets, allotments and other essential facilities and key services in the village.
- ▶ Provide for leisure facilities and other resources, focused on the needs and usage of the local community, through the ongoing support and expansion of the Memorial Hall and other community-used buildings.

- ▶ Provide inclusive sports facilities, primarily through the further development of the Pavilion Site as a sporting 'hub' for the village, and ensure that provision is fit for purpose and appropriate in terms of design and scale.

- ▶ Ensure that footpaths, playground facilities and other open spaces are both correctly sited, and maintained and improved as required.

4. LAND USE PLANNING POLICIES

Policy Issues

4.1 The context indicates very clear environmental parameters – for example the Green Belt and Chilterns Area of Outstanding Beauty within and to the south east of the parish and the Ivinghoe Conservation Area designation to the east - that impose constraints on the nature and location of development in the parish. The focus of the PNP is therefore very much on managing the future of the village of Pitstone, and to an extent the nature of its immediate neighbour beyond the parish boundary to the east, Ivinghoe.

4.2 The local community will expect the PNP to work within these parameters but they may be divided on how and where change happens in the coming years. The village has seen a major housing and business development scheme over the last decade at Castlemead and the Pitstone Green Business Park to its south west on the former cement works. There are final phases of development to be completed in the next few years though there is concern that the planning commitments made for the scheme to deliver new community facilities will not be met. There is also a view that Castlemead has not yet fully integrated with the main village.

4.3 There is also a recently consented scheme of 40 homes on the eastern edge of the village, with the prospect of another 60-70 homes being consented adjoining that scheme (and primarily lying within Ivinghoe Parish) before the PNP is submitted. The 'call for sites' undertaken by AVDC in 2013 to inform its emerging Local Plan has identified more land, both on the Pitstone Development Area site (see above) and on Vicarage Road, with an outline planning application now submitted for the latter site.

4.4 Brookmead School on the eastern edge of the village (but inside Ivinghoe Parish) is very popular as a school and a wider community facility. It is a large school with two form entry and serves the two villages. However, it is at capacity and creates significant traffic problems given its size and location. Further, there is a concern that even very modest housing growth in the coming years will result in increasing numbers of village children having to go to schools outside the village. The education department within Buckinghamshire County Council has indicated its concerns on local school capacity and that it is unlikely to support proposals for any major housing development in Pitstone and Ivinghoe for the foreseeable future, until the school capacity issue is resolved.

4.5 The Pitstone Green Business Park has a number of employers and is expected to continue to be successful given its location and infrastructure. A very small proportion of working people in the two villages work at the Park – its workforce drives to the Park from a wide area.

4.6 The local road network is busy and getting busier as local people use their cars for work, shopping and leisure trips and as many others from outside the parish drive through it, especially on commuting trips using the B488 (Upper Icknield Way) and B489 (Lower Icknield Way). Partial funding has been

secured from the Castlemead development to create a cycle path to Tring Station along Westfield Road and Northfield Road, although delivery is now the responsibility of Hertfordshire County Council within whose boundary Northfield Road lies.

4.7 There is a strong community feeling for retaining the open countryside up Pitstone Hill and into the AONB as this frames the character of much of the main village along one side of its main road – Marsworth Road.

Land Use Policies

4.8 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access etc.

4.9 The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for developments that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

4.10 This Neighbourhood Plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents – the National Planning Policy Framework and the saved policies of the Aylesbury Vale District Local Plan 2004 – will continue to be used.

4.11 Set out below are the proposed policies of the Neighbourhood Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. At the end of this document are the Policy Maps – where a policy refers to a specific site or area then it is shown on one or more of those Maps.

Policy 1: Pitstone Settlement Boundary

The Neighbourhood Plan designates a Pitstone Settlement Boundary, as shown on the Policy Maps, for the purpose of containing the physical growth of the village over the plan period.

Development proposals on land outside the Settlement Boundary will not be permitted unless they are necessary for the purposes of agriculture or forestry, or for enterprise, diversification or recreation that benefits the rural economy without harming countryside character or interests.

New development in the countryside should not result in the loss of open land that contributes to the form and character of Pitstone nor lead to its further coalescence with Ivinghoe village.

4.12 This policy establishes and defines the Pitstone Settlement Boundary (PSB) to distinguish the consideration of planning applications within the settlement from those outside the boundary. In doing so, it replaces saved AVDLP policies RA3, RA13 and RA 14 relating to development within and adjoining rural settlements in so far as they are applied in the designated neighbourhood area.

4.13 The PSB is principally derived from the definition of the 'built up area' in the AVDLP:

"land within the settlement framework principally occupied by permanent buildings. This would not normally include recreation or amenity land, playing fields, allotments or similar open or wooded areas that contribute to the settlement form, or large grounds and gardens on the rural margins of settlements". (para 10.48)

4.14 Its purpose is to clearly translate this definition to the Proposals Map in respect of Pitstone village, which was defined as an 'Appendix 4' settlement in relation to the application of saved policy RA13 of the AVDLP. It has been defined to include land that is supported for housing development and for educational use in, respectively, Policy 2 and Policy 3 of the PNP. In this way, the PNP can make a positive contribution towards the supply of new homes to meet local demand and need. Over the full plan period, those sites and others for which planning consent has recently been granted will deliver approximately 170 new dwellings, in addition to any 'windfall' schemes that are consented. This will represent an increase of approximately 13% in the number of households in the village. In addition, the designation of a significant site for educational purposes will, subject to a provider being identified and suitable funding arrangements being agreed, facilitate the building of a new primary school (or the expansion of the existing one). It will therefore directly facilitate additional development in surrounding areas, development which would otherwise be unable to go ahead until primary school capacity issues in the local "cluster" have been resolved.

4.15 Aside from addressing the need for open market and affordable housing, this level of housing supply is consistent with the proposed status of Pitstone as a 'large village' (as defined in the 2012 AVDC Settlement Hierarchy Assessment). The withdrawn Vale of Aylesbury Plan (VAP) of early 2014 proposed villages of this status should plan for approximately 50 new homes over the plan period. With the likelihood that the new Vale of Aylesbury Local Plan will propose higher levels of housing growth in due course, the (considerably higher) level of total housing supply derived from this policy is considered more likely to be consistent with that plan.

4.16 The policy provides for development proposals outside the PSB in the remainder of the parish in line with saved policy RA2 of the Local Plan that states "new development in the countryside should avoid reducing open land that contributes to the form and character of rural settlements". The area of open countryside outside the PSB, which covers a significant area of the parish to the south and east of the village, comprises the Chilterns Area of

Outstanding Natural Beauty and makes an important contribution to the landscape setting and rural character of the village and to the wider landscape.

Policy 2: Land at Marsworth Road/Vicarage Road

Development proposals on the Pitstone Development Area land at Marsworth Road/Vicarage Road, as shown on the Policy Maps, will be supported, provided that:

- i. The proposals for the developable area comprise (in the broad location shown on the Policy Maps):***
 - a. residential development of approximately 60 dwellings;***
 - b. an A4 drinking establishment use and/or a licensed A3 restaurant or café use;***
 - c. a D1 day nursery/crèche/pre-school use;***
 - d. land for the extension of the existing Memorial Hall public car park;***
- iii. vehicular access is from Marsworth Road and from Vicarage Road;***
- iv. a pedestrian and cycleway access is, subject only to the grant of any necessary rights of way, provided to directly connect Windsor Road with the Recreation Ground and with connections to Marsworth Road and Vicarage Road;***
- v. either a planning obligation is made for an appropriate financial contribution towards the provision of a multi-use games area and skatepark on land adjoining the observed western flank of the Recreation Ground, or such facilities are provided at that location directly as part of the development; and***
- vi. the landscape scheme provides amenity open space and an appropriate buffer to the aforementioned land adjoining the observed western flank of the Recreation Ground.***

In order to benefit from this policy, a planning application must be made for a comprehensive scheme applying to the whole site.

4.17 This policy supports the implementation of the final Pitstone Development Area masterplan proposals – reiterated in the Comprehensive Plan document endorsed by AVDC in 2005 - through a mixed-use scheme of housing, commercial and social facilities on vacant land off Marsworth Road and Vicarage Road. The Settlement Boundary in Policy 1 has been defined to make provision for this scheme.

4.18 The land is in a number of public and private ownerships, which have struggled to achieve a successful implementation of this final piece of the masterplan. This required, in addition to approximately 35 new homes, the provision of a variety of facilities to serve both the new Castlemead housing scheme and the existing village community. The local community still requires elements of that provision to be made as, a decade on with Castlemead

now completed, the village still lacks these promised and much-needed facilities.

4.19 The intention of the policy is therefore to encourage the landowners to bring forward a satisfactory scheme by increasing the capacity of the site for housing, and to tailor the range and characteristics of other facilities to aid its viability and attractiveness to developers.

Policy 3: Land North of Marsworth Road

The Neighbourhood Plan safeguards land North of Marsworth Road, as shown on the Policy Maps, for future D1 education use. Proposals for any other form of development will be resisted.

4.20 This policy safeguards land adjoining the Settlement Boundary on Marsworth Road for future educational use and thus prevents its development for any other purpose.

4.21 The local community, AVDC and the County Council are all concerned that Brookmead Primary School, which serves the village but lies in Ivinghoe adjoining the village boundary, will not have the ability to meet the needs of both villages by the end of the plan period. The school is already at imminent capacity and its site might not easily accommodate new buildings to increase capacity. The consented housing schemes, as well as that proposed in Policy 2, will increase pressure on that capacity: in fact, the County Council have most recently (March 2015) indicated that if all nearby schemes which are presently the subject of outline applications are consented, not only Brookmead but all other schools in the same cluster would then be at full capacity.

4.22 The land off Marsworth Road is considered to be suitable for a primary school, should the funds become available during the plan period to acquire the land and to construct it. It is centrally located between the older village and Castlemead and therefore highly accessible by walking and cycling for the majority of the local population. The land is also large enough to accommodate a one-form entry primary school and its play space.

Policy 4: Land West of Westfield Road

Development proposals for business uses (B1, B2 and B8) on land west of Westfield Road, as shown on the Policy Maps, will be supported. Proposals for a change of use of any part of the land to dwellings will be resisted.

4.23 This policy restates the purpose of saved AVDLP Policy RA26, in supporting the use of land off Westfield Road for business purposes only, i.e. use classes B1, B2 and B8. The land has an implemented planning consent for this purpose and it is hoped that a scheme will be completed early in the plan period.

4.24 However, the local community is concerned that the failure of scheme to come forward since the consent was first implemented some years ago is

an indication that the landowner may seek to make other land use proposals. Such proposals will be clearly contrary to the agreed planning principles of the original 1994 planning consent for the redevelopment of the former Cement Works, as well as the 1998 agreed masterplan and the 2005 Comprehensive Plan for the Pitstone Development Area.

Policy 5: Areas of Special Landscape Value

The Neighbourhood Plan defines land south of Marsworth Road, land both west and east of Vicarage Road, and land north of the footpath connecting Chequers Lane with Brook End, each as shown on the Policy Maps, as Areas of Special Landscape Value. Proposals for the development of land within the designated areas for any purpose other than agriculture will be resisted. The Neighbourhood Plan also defines Quarry 1 (again as shown on the Policy Maps) as an Area of Special Landscape Value, and any proposal for the development of this land will be resisted.

4.25 This policy designates land south east and due north of the village as Areas of Special Landscape Value to ensure the land is protected from harmful development. In doing so, it reflects the conclusions reached and policies set out in AVDC's adopted Pitstone and Ivinghoe Village Policies (1976) and complements the existing Area of Attractive Landscape designation of Policy RA8 of the AVDLP, which covers a wider area including and to the south east of this land. It also recognises and seeks to enhance the existing designation of Quarry 1 as a County Wildlife Site and the significant importance this area of land plays to the local community.

4.26 The Areas of Attractive Landscape identify and protect landscapes of significance. Wide views towards the Chilterns are enjoyed from Pitstone along the open stretch of the Marsworth Road between the Ivinghoe boundary and Pitstone roundabout; especially fine are the panoramic views from the western end. There are more restricted but equally good views, towards both the north-east and the south-east, from Vicarage Road. Fine views of open countryside are also enjoyed looking north and north-east from the Chequers Lane footpath. The views from Marsworth Road and from the Chequers Lane path extend to the Chiltern Hills and indicate (and exemplify) the location of the village in the shadow of the Chilterns. It is considered that none of these valuable landscape views should be put at risk by development.

Policy 6: Design Principles

Development proposals will be supported provided:

- i. they are residential in nature;***
- ii. their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the character and scale of the surrounding buildings and of distinctive local landscape features; specifically, buildings should mostly be no more than two storeys in height with the remainder no more than three storeys;***
- iii. they deliver an appropriate mix of housing stock with particular reference to dwelling size and number of bedrooms;***

- iv. *their landscape schemes include the planting of trees (including orchard trees);*
- v. *they make provision for a minimum of two un-covered off-street car parking spaces within the curtilage of each dwelling, or of three spaces for dwellings of 4 or more bedrooms, unless a clear case can be made for why the proposed nature of the occupation of the dwellings will result in fewer spaces being required; and*
- vi. *they contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband services across the village; as a minimum, suitable ducting should be provided to the public highway that can accept fibre optic cabling; other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable.*

4.27 This policy requires all development proposals to deliver high quality schemes that reflect the distinct character of the two settlements. It complements AVDLP saved policies GP8, GP35, GP38 and GP53 as it requires all new development to respect the character, identity and context of the district's villages and countryside and helps to create places where people want to live, work and visit. Reference should also be made, when applying this policy, to the guidelines produced by the Chiltern Conservation Board and Aylesbury Vale District Council.

4.28 In addition to managing the design of built development, the policy requires landscape schemes to make provision for orchard trees, as orchards were a common feature of the village in the past. It also requires that proposals make proper provision for off-street car parking that reflects the realities of car ownership by households in relatively remote rural areas like Pitstone. Finally, it requires housing and other proposals to ensure they are capable of benefiting from future investment in superfast broadband infrastructure, access to which is an important need in rural areas.

Policy 7: Local Green Spaces

The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policy Maps:

- i. *Land between The Crescent and Marsworth Road, currently in use either as informal allotments or as public open space, together with land to the east of the Marsworth Road roundabout (including that roundabout itself);*
- ii. *Land connecting Yardley Avenue and Queen Street;*
- iii. *Woodland and open path eastwards from and including the end of Chequers Lane, towards Brook End;*
- iv. *Land lying to the north of that footpath (two separate parcels);*
- v. *Land to the east of the Rushendon Furlong extension and to the north of the far corner of the existing / original site;*
- vi. *Land adjoining the brook at the eastern end of the village to the north and south of Marsworth Road, which forms an important buffer between Pitstone and Ivinghoe;*

- vii. *Woodland path from Church Road to Windsor Road (Stirling Place / junction with Corfe Road) and adjoining areas of open and green space;*
- viii. *Large area of public open space to the south-east of the Castlemead development, predominantly to the south and the east of Hever Close; and*
- ix. *Windsor Road (children's play space and adjoining open land).*

Proposals for development on the land that is not ancillary to the use of the land for public recreational purposes or that is not required for statutory utility purposes will be resisted.

4.29 This policy proposes a number of important green spaces in the parish to be protected from development by the designation as Local Green Spaces in accordance with paras 76-77 of the NPPF.

4.30 In each case, the green spaces are an integral part of the parish and are therefore regarded as special to the local community. The PNP Local Green Spaces study (in the evidence base) sets out the case for each site to be designated. Once designated, the spaces will have the equivalent planning policy status of the Green Belt and therefore all proposals for development will be resisted unless exceptional circumstances can be clearly demonstrated, whereby they are ancillary to a public recreation use or they are required for development or improvement of statutory utilities.

4.31 The policy and the green spaces it designates supplement the protection already afforded (by other means) to other important public open spaces in the Parish, including:

- Recreation Ground to the south of Marsworth Road (formally designated as a village green);
- Sports Field to the north of Marsworth Road known locally as the Pavilion Site (the subject of a restrictive covenant which prevents its use other than for sports-related purposes);
- Open land within Crispin Field (required to be used for water attenuation purposes);
- Land connecting Queen Street and Grange Road (constituting a by-way and public right of way);
- Quarry 1 (designated as a County Wildlife Site, with designation as an SSSI aspired to); and
- Land stretching south and east from Pitstone Green Farm to Vicarage Road, Pitstone Windmill and onwards to the Upper Icknield Way (owned by the National Trust).

Policy 8: Community Facilities

Development proposals that will result in either the loss of or significant harm to a designated Asset of Community Value will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

Proposals to improve the viability of a designated Asset of Community Value, or of any other established community use by way of the extension or partial replacement or redevelopment of buildings, structures and land, will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.

4.32 This policy serves two purposes. First, it seeks to protect designated Assets of Community Value from unnecessary loss. For clarity, the policy does not seek to designate assets in the first instance (this being done through another legal process); it only applies to assets once they have been designated.

4.33 Land is an Asset of Community Value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that “social interests” include cultural, recreational and sporting interests. Once designated, the inclusion of a site on the register of Assets of Community Value will provide the Parish Council or other community organisations within the parish with a six-month opportunity to bid to acquire on behalf of the local community the asset once placed for sale on the open market. In addition, the designation of an Asset will enable it to benefit from the protection of this policy.

4.34 Secondly, the policy is supportive of the improvement and extension of these Assets and of other community land and buildings in ways that are suitable to a rural location. This is to enable them to remain in viable use and to continue to meet the needs of the local community. However, the policy requires that proposals avoid increasing the use of community facilities to the extent that they may harm the amenities of adjoining residential properties, for example through traffic movements, on-street car parking and noise or light pollution.

5. IMPLEMENTATION

5.1 The Neighbourhood Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

Development Management

5.2 Most of the policies contained in the Neighbourhood Plan will be delivered by landowners and developers. In preparing the Plan care has been taken to ensure, as far as possible, that the policies are achievable.

5.3 Whilst the local planning authority will be responsible for development management, the Parish Council will also use the Neighbourhood Plan to frame its representations on submitted planning applications. It will also work with the District Council to monitor the progress of sites coming forward for development.

Traffic Management

5.4 The Parish Council will support proposals to manage traffic and car parking in Pitstone, particularly on the Marsworth Road around the entrance to Brookmead School, provided their design accords with "Traffic Calming in Buckinghamshire – A Guide to Parish Councils".

5.5 This proposal will support the restriction on traffic in the Marsworth Road east of the roundabout, i.e. to restrict traffic access on this road for vehicles which could take an alternative route. All through traffic particularly HGV's will be directed towards the Upper Icknield way ie the B488. Traffic will also be discouraged from using Cheddington Road and Vicarage Road as through routes. Rather, routes via Wellington Place to the B489 and via Westfield Road to the B488 will be encouraged.

5.6 These former through routes will be re-designated as local village roads with speeds restricted to a maximum of 20mph. Footways will be improved and widened to accommodate increased pedestrian flows. Street furniture will aim to emphasise the rural nature and historical setting of these roads.

Assets of Community Value

5.7 The Parish Council wishes to see the following buildings and land in and adjoining Pitstone designated as Assets of Community Value in order to provide local Parish Councils or other community organisations with an opportunity to bid to acquire the asset on behalf of the local community once placed for sale on the open market.

- Land at The Crescent (part Public Open Space, part Allotments)

- Land situated between the western flank of the Recreation Ground and the Pitstone Development Area site, currently owned by the Pitstone Parish Charity
- Village Shop – Masons
- Indian Restaurant – The Haldi
- Chinese Restaurant – The New May Fu
- Quarry 1
- Pitstone Fen

5.8 The proposal acknowledges that the PNP itself cannot undertake such a task.

Infrastructure Projects

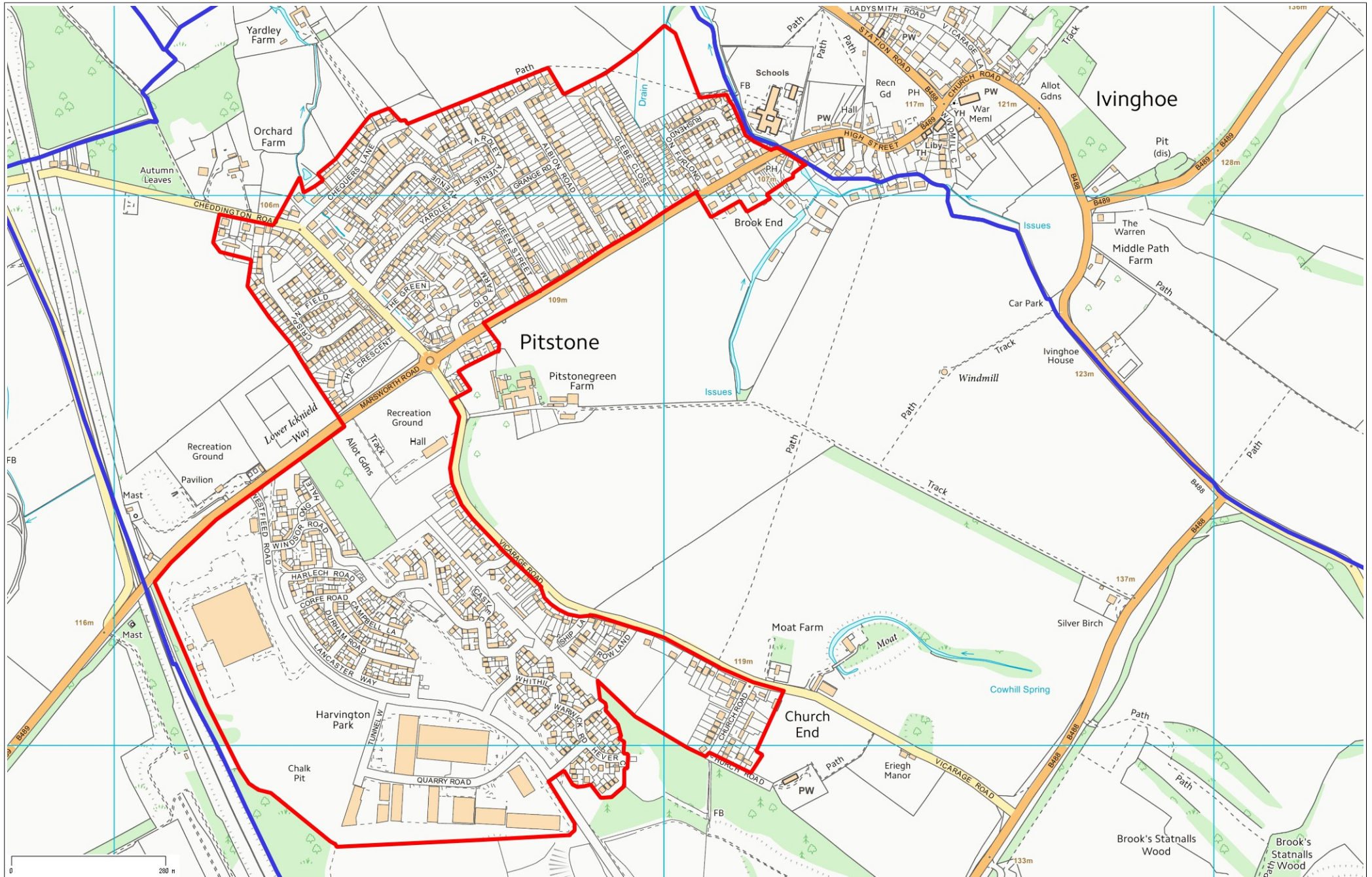
5.9 The Parish Council proposes some or all of the following projects for investment of future Community Infrastructure Levy funding allocated by the local planning authority and to the Parish Council:

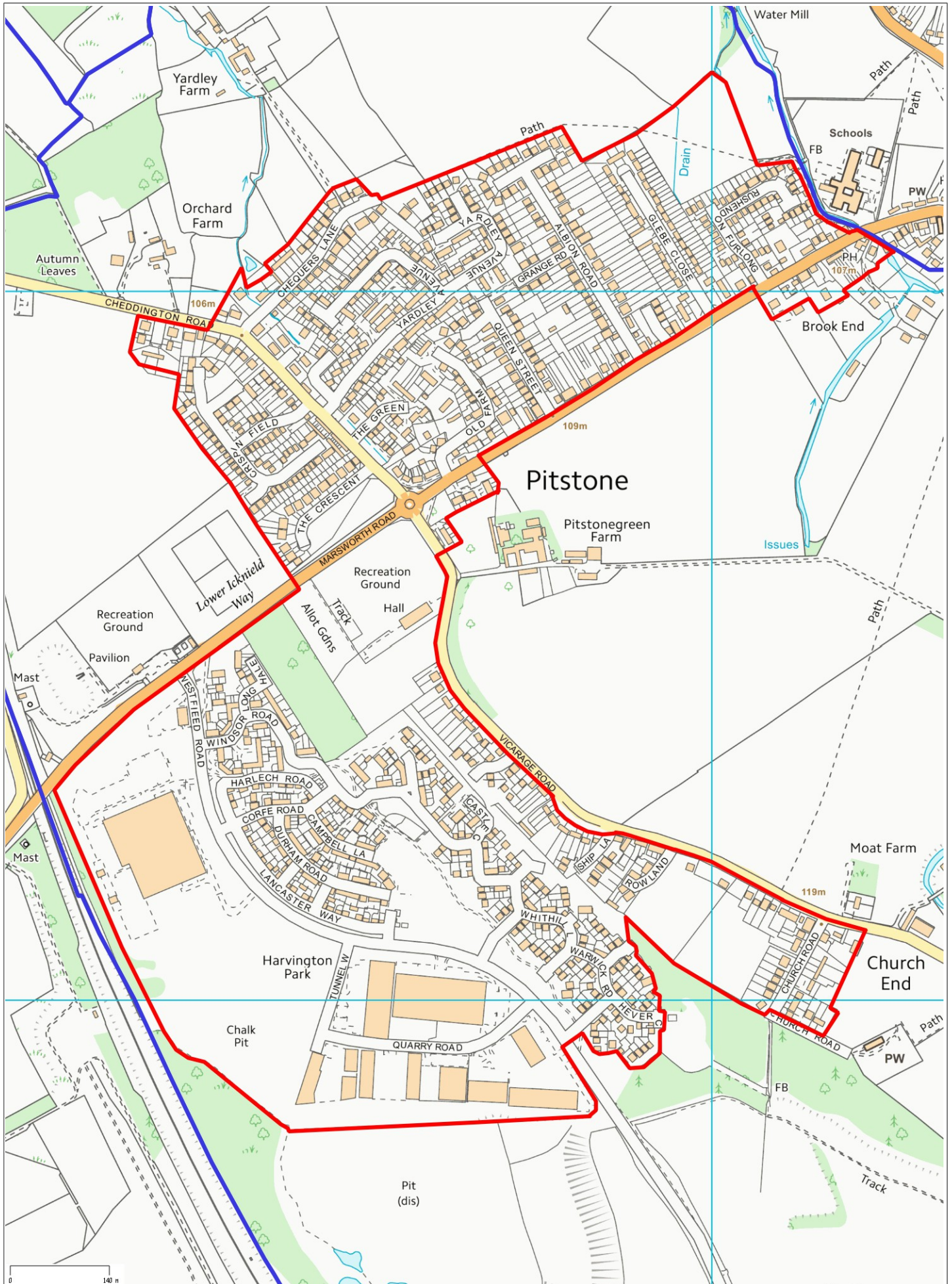
1. Improved pavements and footpaths to encourage walking throughout the village and to the school in particular.
2. Provide new Multi Use Games Area (MUGA), concrete skate park and play space in a combined Neighbourhood Equipped Area of Play
3. Improve and extend existing bus services especially serving the new development sites in the PNP
4. Bus service to provide a link between the village and Tring Station by diverting Route 61 or the development of a new service.
5. Improve and extend existing footpaths and cycleways to provide links to key facilities such as Tring Station, Brookmead School and between Castlemead and original village.
6. Improve existing footpaths within the village to increase their usage.
7. Provide new footpaths to neighbouring villages such as Marsworth and Bulbourne.

5.10 This series of local infrastructure projects will be prioritised for investment from the Aylesbury Vale Community Infrastructure Levy (CIL) in 2017. The CIL will replace the pooling of more than five S106 agreement financial contributions towards a single infrastructure project during the plan period. It will be charged on qualifying residential and commercial development. A minimum of 25% of the levy collected from development in the Parish will be passed to the Parish Council for investment in the Parish. The policy provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parish.

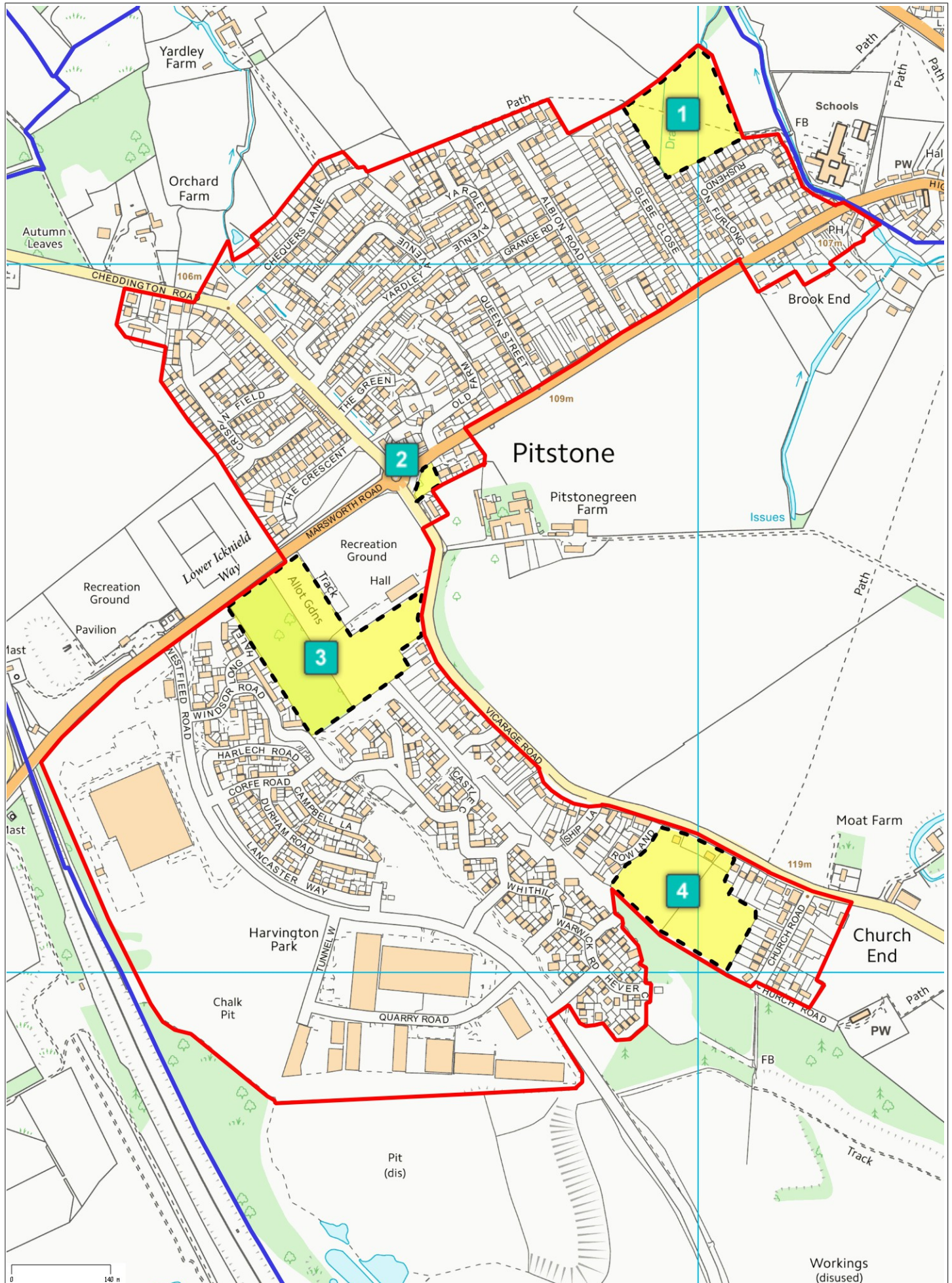
5.11 In addition, other policies of the Neighbourhood Plan require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paras 173 and 204 of the NPPF.

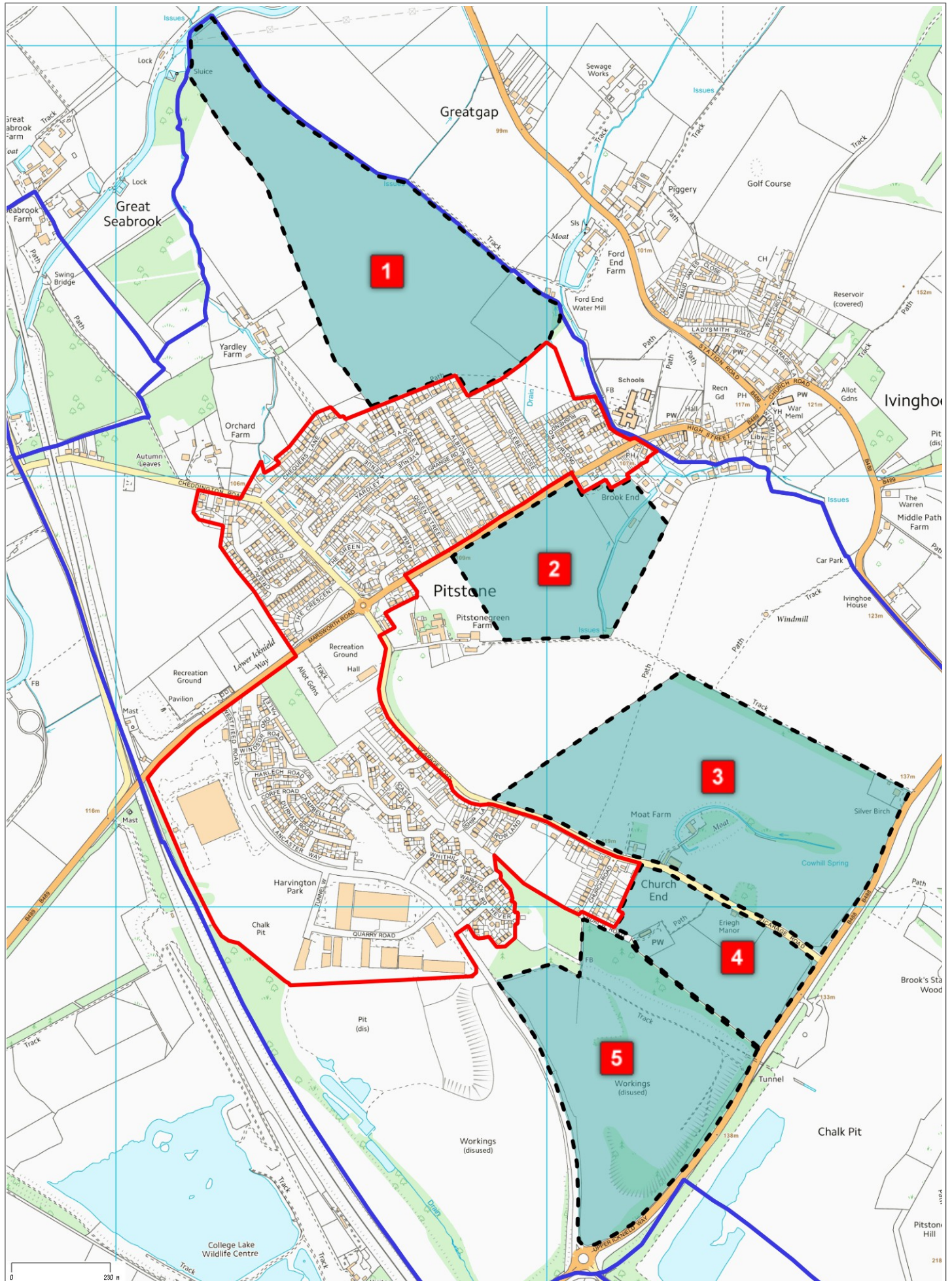
6. POLICY MAPS

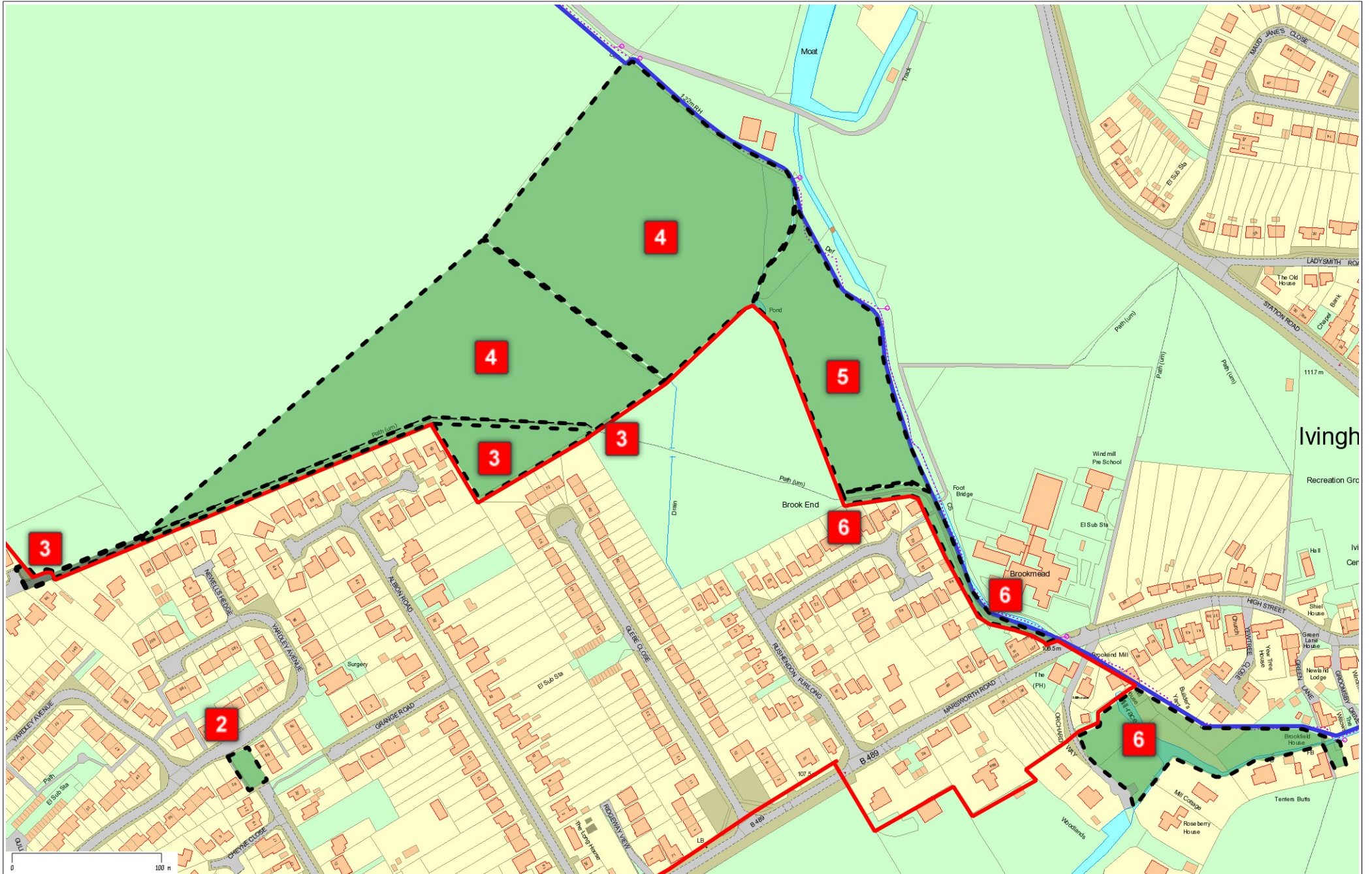


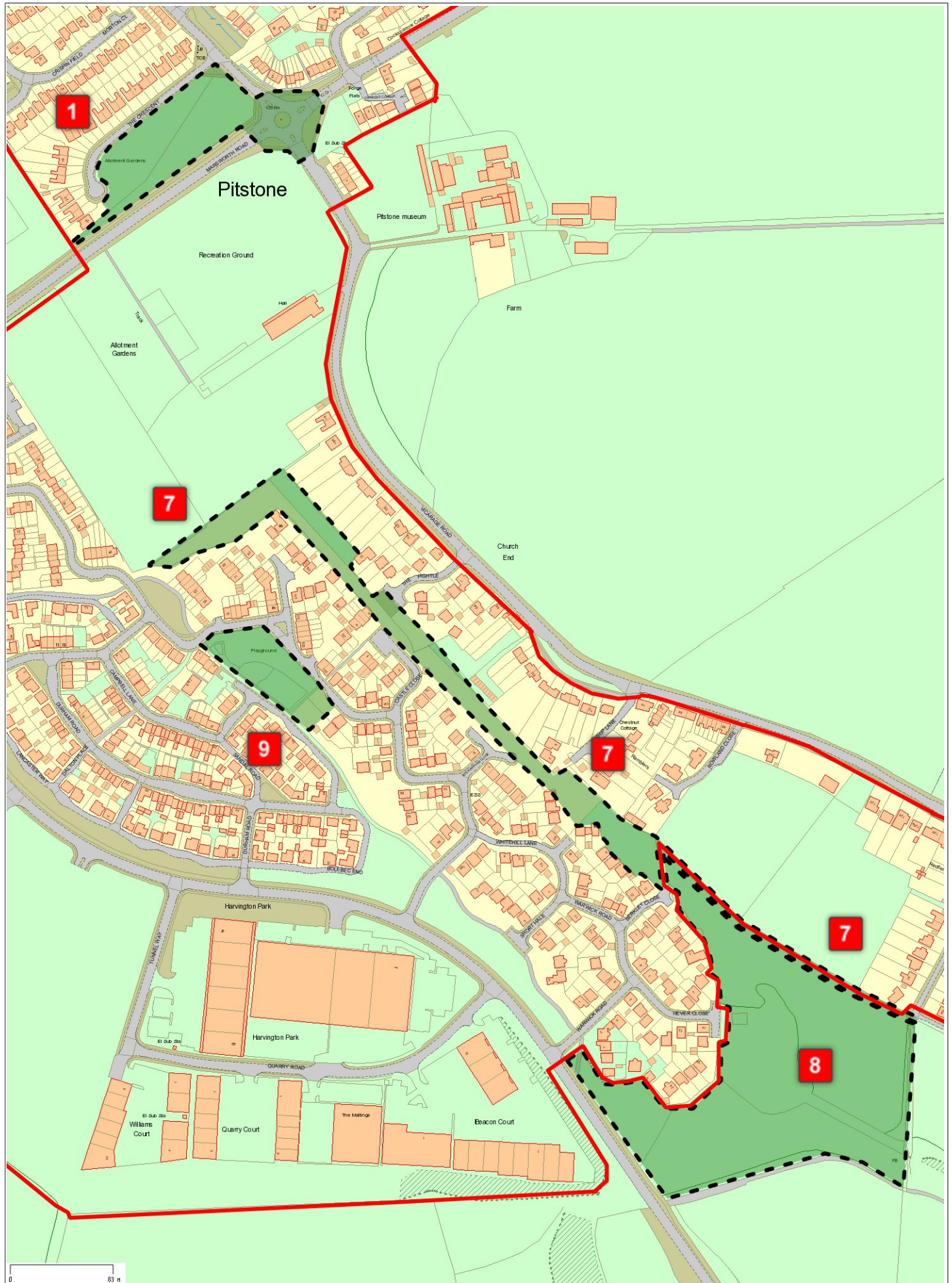


1 - Rushendon Furlong. 2 - Farriers Corner. 3 - Pitstone Development Area. 4 - Vicarage Road.



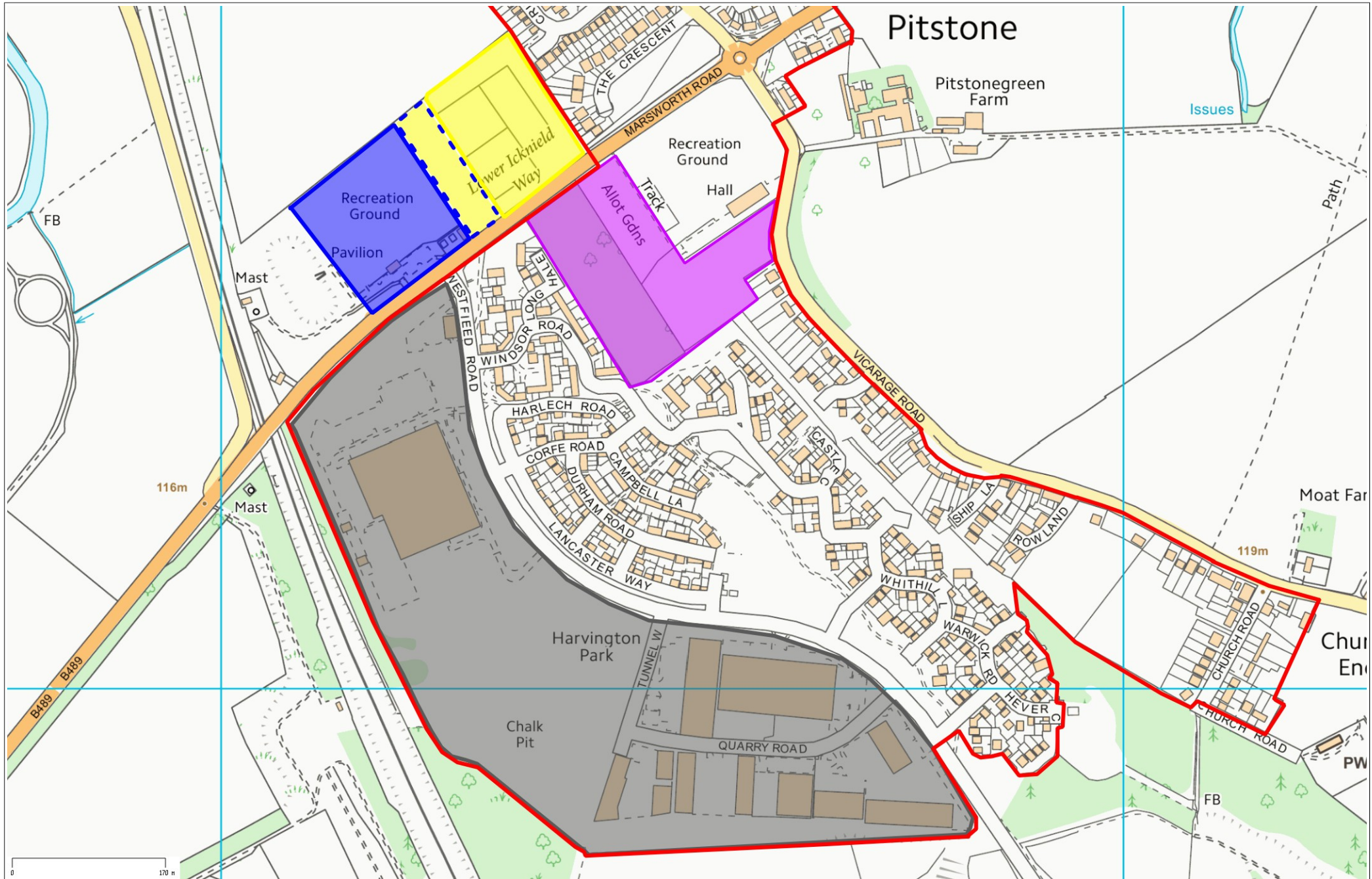






Other Land Use Policies

Blue - Pavilion Site (existing restriction - sports use only). Yellow - Policy 3 (education). Dotted line - potential expansion of Pavilion Site. Purple - Policy 2 (PDA). Grey - Policy 4 (employment).



APPENDIX A

Evidence Base Documents

Pitstone Parish Plan (2009)
Pitstone Neighbourhood Plan: Initial Info Pack (2014)
Pitstone Neighbourhood Plan: Local Green Space Study (2015)
Pitstone Neighbourhood Plan: Habitat Regulation Assessment (2015)
Pitstone Development Area: Comprehensive Plan (2005)
Pitstone and Ivinghoe Village Policies (1976)
Aylesbury Vale Employment Land Review Update (2012)
Vale of Aylesbury Plan: Pre-Submission (2013)
Vale of Aylesbury Plan: Pitstone Fact Pack (2011)
Aylesbury Vale Strategic Flood Risk Assessment (2007)
Vale of Aylesbury Plan: Pre-Submission Sustainability Appraisal (2012)
Vale of Aylesbury Plan: Housing & Economic Growth Assessment (2011)
Vale of Aylesbury Plan: Infrastructure Delivery Plan (2011)
Vale of Aylesbury Plan: Community Infrastructure Levy Viability Appraisal (2012)
Aylesbury Vale Strategic Housing Land Availability Assessment (2013)
Aylesbury Vale Employment Land Study (2008)
Aylesbury Vale District Local Plan (2004)
Aylesbury Vale Economic Development Strategy (2012)
Aylesbury Vale Landscape Character Assessment (2008)
Environment Agency Maps (2015)
Buckinghamshire Local Investment Plan (2010)
Buckinghamshire & Milton Keynes Environmental Record Centre data