

BUCKLAND NEIGHBOURHOOD PLAN

RESPONSE TO EXAMINER

Settlement Boundary:

Buckland Parish is a Chilterns strip parish, long and narrow, and consisting of three distinct and diverse areas:

1. Buckland village to the North of Lower Icknield Way is the original settlement in the Vale of Aylesbury. It includes the Buckland Conservation Area, with several listed buildings and non-designated heritage assets.
2. Area to the South of Lower Icknield Way and North of the Wendover Arm Canal, consisting of Buckland Road, London Road and the older area of Buckland Wharf with its Victorian canal workers cottages. However, the majority of development in this area is 20th century or early 21st century. Some properties have been converted into flats, or larger properties have been demolished and replaced by blocks of flats.
3. Area south of the Wendover Arm Canal, which lies within the Chilterns AONB and the Green Belt. Development here is scattered along Tring Hill, Dancers End and Spencers Green. There is a SSSI at Dancers End and the listed pumping station at The Crong.

This diverse form of development throughout the Parish does not lend itself to inclusion within a central village envelope. Therefore, the decision was taken by the Parish Council to include a policy determining a settlement boundary which identifies the separate residential development areas in the Parish. Even so, there are still a few residential properties lying outside the settlement boundary.

Why a Settlement Boundary?:

1. To ensure that sustainable development is directed to the most suitable locations in terms of landscape, historic environment, and accessibility, to maintain the character of the different areas of the Parish.
2. It provides certainty over where development could be accepted in principle, depending on other planning policies.
3. To ensure a plan-led approach to development.
4. Full residential curtilages are included within the main settlement areas, reflecting the built form in that area.
5. It allows the development of small sites which cannot be identified as allocations.

Why are Business Premises excluded:

There are some small businesses within the Parish, including Chiltern Archery, Buckland Cattery, The Gatemakers, Mela Indian restaurant at Buckland Wharf, the Crow's Nest at Tring Hill, one large working farm (Manor Farm) and several smallholdings. However, the very large Arla dairy and Olleco are also situated in Buckland Parish between the A41 bypass and the Aylesbury Arm Canal. They are not part of the settlement, being accessed from

College Road North, Aston Clinton. Therefore, Buckland Parish Council took the decision to end the settlement boundary at Cherry Farm and not to extend it beyond the bypass. This meant that with Arla and Olleco not now within the settlement boundary, other businesses should be omitted as well. Therefore, the settlement boundary became a housing settlement boundary, drawn round residential curtilages with infill opportunities.

Neighbourhood Plan policies BP9, BP10 and BP12 relate to businesses and will allow any development plans for businesses, including agri-businesses, to be considered on their own merit.