

## IVINGHOE CONSERVATION AREA DESIGNATION

Councillor Mrs Carole Paternoster  
Cabinet Member for Growth Strategy

### 1 Purpose

- 1.1 To approve the revised Conservation Area at Ivinghoe having noted the responses to the period of public consultation.

### 2 Recommendations/for decision

- |     |   |
|-----|---|
| 2.1 | That the responses to the consultations contained in this report (Appendix 1) be noted. |
| 2.2 | That the Conservation Area boundary (Appendix 2) be adopted.                            |
| 2.3 | That the Management Plan be adopted.  |

### 3 Executive summary

- 3.1 Ivinghoe Parish Council have commissioned Aylesbury Vale District Council to review Ivinghoe Conservation Area. The Conservation Area at Ivinghoe was initially designated by Aylesbury Vale District Council in 1971 and has not been reviewed since. It is therefore important that this Conservation Area is reviewed and that an appraisal which adequately supports designation and accords with a nationally accepted standard as defined by English Heritage is completed.
- 3.2 A detailed appraisal of Ivinghoe has been undertaken which identifies what is significant about the village and recommends alterations to the existing Conservation Area boundary. A copy of a map showing the proposed Conservation Area boundary is contained within Appendix 2 of this report. Copies of the draft appraisal document are available within the Members Lounge and on request from the Conservation Areas Officer.

### 4 Supporting information

#### *Legislation and Guidance*

- 4.1 The Planning (Listed Buildings and Conservation Area) Act 1990 P(LBCA) Act 1990) defines a Conservation Area as “an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.”
- 4.2 The P(LBCA) Act 1990 places three duties on Councils in relation to Conservation Areas:
- To designate those areas considered to be of special architectural or historic interest as Conservation Areas
  - To review all Conservation Area designations “from time to time”
  - To formulate and publish proposals for the preservation and enhancement of the Conservation Areas

#### *Review of Conservation Area at Ivinghoe*

- 4.3 The Conservation Area Appraisal document for Ivinghoe:
- Defines the special interest of Ivinghoe

- Identifies those features which make Ivinghoe of sufficient interest to warrant designation
  - And lays out some settlement specific management proposals for the preservation and enhancement of the Conservation Area
- 4.4 The proposed Conservation Area boundary at Ivinghoe has been drawn to include those elements and features which are considered to be of architectural or historic interest, or which positively contribute to the special character or appearance of the area as a whole
- 4.5 The general principles used to define Conservation Area boundaries are laid out in the AVDC Conservation Area SPD (March 2011), section 2.5. The detailed reasoning for the proposed boundary and the special interest of Ivinghoe are laid out in the Ivinghoe Conservation Area Appraisal Document.
- 4.6 Following approval of the Conservation Area boundary, the full Ivinghoe Appraisal Document will be finalised.

### ***Ivinghoe***

#### *Summary of inclusions within the proposed Conservation Area at Ivinghoe.*

- 4.7 Many of the proposed changes to the Ivinghoe Conservation Area boundary relate to minor alterations where the existing boundary cuts through properties. In these cases the proposed boundary has been altered to follow extent boundaries in order to avoid any confusion or misunderstanding.
- 4.8 The most significant changes to the existing boundary are the proposed inclusion of;
- *The field to the north of The Lawn*  
This field is located to the north west of the Lawn. From this field impressive panoramic views of the Vale are gained and the field itself forms an attractive foreground to similar views gained from the Lawn. Historic maps of the village show that the field was largely undeveloped but a building complex did exist on the site close to the Station Road frontage which was demolished during the 19th century. The same maps also show footpaths crossing the site which would have provided important pedestrian routes between Station Road and High Street, in particular to the former village school. Today three footpaths still cross the field.
  - *Ford End Farm*  
Ford End Farm is visible in the 1884 map of the village. It is an attractive and substantial detached buff coloured brick building with steeply pitched gabled roofs and prominent chimney stacks. Adjacent to the main farm house is a farmyard complex of buff coloured brick and part weather boarded former utilitarian outbuildings, now converted to domestic residences. Despite its dislocation from Ivinghoe, this attractive agricultural complex is significant because it is visually prominent in middle distance views from Ivinghoe recreation ground and from points along Station Road. It is also significant because it reflects the former importance of agriculture as the mainstay of the local economy and reflects the rural character of the village and its surrounding area. .
  - *Ford End Watermill*  
Ford End Watermill is a grade II listed building dating from the late 18th century located on the Whistle Brook. The ground floor is constructed of red and vitreous bricks and the upper floor is timber framed and weather-

boarded. It was bought by the Ashridge Estate in 1826 and sold again in 1924. In 1965 the Pitstone Local History Society restored the mill and it is now the only working watermill in the county.

- *Whistlebrook Farm.*

Whistle Brook Farm is a grade II listed former farmhouse dating from the 17th century. It is constructed of timber frame with a steeply pitched formerly thatched, now tiled, roof and central chimney stack. The building is visually attractive and is significant because of its date, its surviving architectural features and because, like Ford End Farm, it reflects the former importance of agriculture as the mainstay of the local community.

- *Former Wesleyan Chapel, High Street*

The Former Wesleyan Chapel was built in 1865, replacing an earlier structure dating from 1837. The cost of the chapel's construction was met by the Hawkins family from Pitstone Green. The chapel is constructed of buff coloured bricks with decorative orange brick detailing.

The Wesleyan Chapel is an attractive and visually eye-catching building which is prominently positioned on the High Street. Its form and articulation is characteristic of non-conformist chapels dating from the mid to late 19th century and it is significant both in terms of the visual contribution it makes to the street scene, but also to our understanding of the social and spiritual history of the village.

- 16–36, High Street

During the period of consultation, a request was made to consider the inclusion of 22 to 36, High Street. These buildings are examples of Homes for Heroes which was a campaign established following The First World War when the public became aware that many veterans were returning to poor quality housing particularly in urban areas. In 1919 the Government required councils to provide housing for war veterans assisting them in this provision through subsidies under the Housing Act 1919.

The inclusion of 22-36, High Street, would also necessitate the inclusion of 16, 18 and 20, High Street, which are modern buildings which would not normally qualify for inclusion within a conservation area. The owners of all of the properties have been contacted and given 3 weeks to respond. The Conservation Officer has had telephone conversations with two residents who raised concerns about the inclusion of their properties, and one of these residents has written a formal letter objecting to the inclusion of these buildings expressing concerns regarding the additional restriction placed on his property due to Conservation Area status.

- *The Allotments, Church Road*

Visible on the 1926 map of Ivinghoe, the allotments remain a central focus to community life. This large area of open land is located on the south-eastern edge of the village. Located on relatively steeply sloping ground, long-distance views of the landscape to the south-west of the village, can be glimpsed through the band of trees that line the south-western side of Church Road. Attractive views of the St. Mary's Church set against a foreground of trees and vegetation are also gained from the allotments.

- *Nos. 20, 24, 26, 28, 30, 32, 34, 38, 40, 42, 44, and the Golf House, Wellcroft and 2, 4 and 5, The Baulk*

Historic maps of Ivinghoe village suggest that development along the south-eastern side of Wellcroft began between 1821 and 1856. Development was initially concentrated around the junction of Wellcroft, Vicarage Road and Ladysmith Road, spreading to The Baulk and Prospect Place by the 1880s. The 19th century buildings located along Wellcroft are relatively modest in scale and many have been altered in more recent times, but they nevertheless represent a cohesive group of buildings constructed at a time of dramatic population rise within the village brought about in part by a period of agricultural prosperity

*Summary of Management Plan for proposed Conservation Area at Ivinghoe.*

- 4.9 The following site specific issues were raised within the Ivinghoe Conservation Area Management Plan and during the period of public consultation. These proposals should be considered in addition to those contained within Aylesbury Vale's Conservation Area Management Plan - District Wide Strategy
- Maintaining the distinct identity of the village and its separation from Pitstone.
  - Maintaining the rural character of the village especially through the preservation of the hedges, trees and banks that line the carriageways. Also it is important to maintain the connection between the village and surrounding countryside gained in gaps between development and views from within the village out into the surrounding landscape.
  - Maintain the rural character of the village through the rationalisation of signage and street furniture.
  - Maintain the rural character of the village by preserving the estate railings.
  - Maintain the essentially linear character of the village by resisting backland development.
  - Maintain the essential form and character of utilitarian/agricultural outbuildings.
  - Encourage the retention of historic features (particularly windows and doors) where they survive on buildings, especially those buildings which are not listed and are therefore not protected by legislation.
  - Where new development is deemed acceptable ensure that its form, layout, massing, materials and design reflect and respect the key characteristics of the built historic environment of the village as identified within the Conservation Area document.
  - Overhead wiring around Ladysmith Road, Maud Janes Close and Wellcroft detract from the visual quality of the area. Efforts should be made to see if these cables could be placed underground and the poles removed.
  - Traffic volumes and speed have had a significant and detrimental impact upon the character of the village. Traffic mitigation schemes may be appropriate, but these must be visually unobtrusive and not detract from the special character and appearance of the village. The need to maintain the distinctive identity of the village

*Process of Public Consultation for Ivinghoe:*

- 4.10 The draft Ivinghoe Conservation Area Appraisal (including the proposed boundary) has been subject to a seven week period of public consultation

between 26<sup>th</sup> January and 13<sup>th</sup> March. Residents of properties affected by the proposed Homes for Heroes extension to the boundary were given an additional 7 weeks of consultation (to take account of the holidays) held between 27<sup>th</sup> March and 15<sup>th</sup> May.

- 4.11 The public consultation was run in accordance with the Statement of Community Involvement (SCI) except the period of consultation was extended from 6 weeks to 7 weeks to take into account the half term holiday in the middle of February. Each household and business affected by a proposed change to the existing Conservation Area boundary was consulted by leaflet. Posters regarding the review were displayed on Ivinghoe Parish Council noticeboards and an article appeared in the Ivinghoe Parish Magazine. The full appraisal document was published online on the AVDC website.
- 4.12 During the public consultation period the Conservation Areas Officer attended a Parish Council meeting at Ivinghoe in order to allow residents to ask any questions that they might have had regarding the document or the revised Conservation Area boundary.
- 4.13 33 written responses were received as a result of the period of public consultation. Four respondents raised objection to the proposed alterations.
- 4.15 Responses to the consultation are summarised in Appendix 1.

## **5 Options considered**

- 5.1 In light of the statutory requirement under section 69 (2) of the Planning (Listed Building and Conservation Area ) Act 1990 to review designated Conservation Areas and to consider the designation of new areas, the option of not considering Ivinghoe for a Conservation Area review has been rejected.

## **6 Reasons for Recommendation**

- 6.1 The recommendations reflect the previous decision by Members to take into account the views of residents, business owners and interested groups in reviewing and designating Conservation Areas.
- 6.2 The review of a Conservation Area accords with the Council's responsibilities under section 69(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and is an effective means of helping the Council to protect the District's cultural heritage.

## **7 Resource implications**

- 7.1 Budgetary provision is already made for the completion of this project.

## **8 Response to Key Aims and Objectives**

- 8.1 Directly meets the key aim of the AVDC Corporate Plan 2011-2015 to "protect and improve the living experience of the Vale" (Enhance our natural and built environment-deliver a programme of Conservation Area Reviews).

Contact Officer	Freya Morris ext. 5748
Background Documents	Conservation Area SPD District Wide Strategy for the Management of Conservation Areas Ivinghoe Draft Appraisal Documents.

## Appendix 1: Responses to the Buckland Consultation:

Seven written responses summarised in the table below, were received during the consultation period:

Organisation/ Individual	General Comments	Response
1.Ivinghoe Parish Council	<ul style="list-style-type: none"> <li>Fully support the Conservation Area review document.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
2.Pitstone Parish Council	<ul style="list-style-type: none"> <li>The Parish of Pitstone lies immediately adjacent to the Parish of Ivinghoe. The current Conservation Area report for Ivinghoe includes within it's Management Plan the principles of "maintaining the distinct identity of the village and its separation from Pitstone." and "maintain the connection between the village and surrounding countryside." Pitstone Parish Council, and our emerging Neighbourhood Development Plan, would be in support of these principles which would echo our own proposed parish development.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
3.The Chiltern Society	<ul style="list-style-type: none"> <li>Consider the review well timed if not overdue since the Conservation Area has been in place for a significant time and there has been some development.</li> <li>Welcome the suggested changes to the existing Conservation Area.</li> <li>The severe problem of excessive heavy traffic is potentially damaging to the area and needs early action if further damage is to be avoided.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
4. Cllr. Avril Davies	<ul style="list-style-type: none"> <li>As District and County Councillor for Ivinghoe I would like to endorse the proposals contained in the draft review document, and compliment the conservation area team on their comprehensive and attractive document.</li> <li>This conservation area review is long overdue. I note that the introduction states it was designated by AVDC in 1971, but I believe the local authority at the time was Wing Rural District Council and AVDC did not come in to existence until 1974.</li> <li>Under modern pressures the designation documentation needs to be robust and detailed and take into account not only the built</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>

	<p>environment but the setting, which this revision has done effectively.</p> <ul style="list-style-type: none"><li>• I particularly commend chapter 7, key views and vistas, because, as you state, the long distance views serve to connect the village with the wider rural landscape and the contrasting character of expansive and intimate views is a distinctive element of Ivinghoe's character.</li><li>• The chapter on open spaces and trees is an important addition once again setting the village in context. I particularly liked the inclusion of the 1809 maps in this chapter.</li><li>• I am pleased that you propose including the allotments in the conservation area, but even more so that Ford End Farm and the Ford End Watermill are also proposed to be included.</li><li>• Since 1991 in my time as district councillor Ford End has been considered a separate settlement and much energy has gone in to maintaining the gap between the settlements. Because of the important views towards Mentmore and the Vale from Ivinghoe Lawn, I hope this proposal will not only enhance the farm and Watermill, but will also keep that significant gap and view.</li><li>• Finally on permeability and road layout. The current levels of traffic, particularly HGVs, and parking, in the centre of Ivinghoe are highly detrimental to the conservation area and it's very concept. Once this revision is adopted I hope that a radical signage review as proposed could be undertaken immediately. If it is also the wish of the Parish Council to call for that, I would as County Councillor do my utmost to bring it forward. If only more could be done.</li></ul>	
--	---	--

Organisation/ Individual	General Comments	Response
5.Stakeholder	<ul style="list-style-type: none"> <li>• The objection received is an 18 page document which is difficult to adequately summarise in the space available. Key objections include</li> <li>• The opinion that the proposed extensions to Ivinghoe place a disproportionate heritage value and protection upon the areas sought to be included.</li> <li>• The 'scrub land' to the north-west of The Lawn already forms part of the setting of the existing Conservation Area and to a lesser degree the setting of listed buildings and other undesignated heritage assets, it is therefore not necessary to include the land within the Conservation Area boundary.</li> <li>• The setting and significance of the statutory listed buildings within Ivinghoe share an exceptionally limited relationship with Ford End.</li> <li>• The limited views of the settlement of Ford End and more specifically Ford End Farm are not considered to be prominent, extensive or panoramic from within the core of Ivinghoe Conservation Area.</li> <li>• If AVDC are seeking to demonstrate that Ford End is of special architectural or historic interest this should not be done in conjunction with an extension to Ivinghoe Conservation Area.</li> <li>• The Buckinghamshire Historic Towns Assessment Report did not recommend the extension of Ivinghoe Conservation Area to include Ford End.</li> <li>• The statutory listed buildings within Ford End are already protected by virtue of their listing and placing them within a Conservation Area would serve no additional protective or managerial purpose.</li> <li>• The buildings at Ford End Farm have been much altered and it is unclear how their inclusion would enhance the understanding of the significance of the existing Conservation Area at Ivinghoe.</li> </ul> <p>A full unedited copy of the rebuttal to the proposed extensions to the Conservation Area has been made available in The Members Room</p>	<ul style="list-style-type: none"> <li>• It is the Council's opinion that the draft document sets out clear and justifiable reasons for the proposed extensions to the existing Conservation Area. A full analysis of the historic development, morphology, topography, setting, building form, plot form, materials, views and contributions made by open spaces and trees have been made within the document.</li> <li>• The majority of Conservation Area include listed buildings. The fact that the setting of listed buildings enjoy protection under the Act is not normally used as an argument to not designate a Conservation Area around groups of listed buildings. If it were there would be very few Conservation Areas. Conservation Areas designation is designed to recognise the importance of historic buildings (both listed and unlisted), but significantly also the spaces between them. The character and interplay of space within and between Ivinghoe and Ford End has been thoroughly analysed within the appraisal document.</li> <li>• Ends - where development grew up around a particular building, separate to but within close proximity of a large settlement, (which later often coalesced) is a relatively common plan form found a number of villages within Aylesbury Vale. The appraisal document demonstrates that there are strong visual, historical and social connections between Ivinghoe and Ford End and given the interplay between them it makes sense to consider both areas simultaneously.</li> </ul>



Organisation/ Individual	General Comments	Response
6.Stakeholder	<ul style="list-style-type: none"> <li>• Objects to the proposed changes to the Conservation Area</li> <li>• Consider the review to be pre-emptive because it was published for public consultation only after the preparation and submission of two significant applications . The confirmation of the extension of the conservation area in advance of determination of these two applications (and any relevant appeals) would be likely to prejudice their consideration.</li> <li>• Draft suggests it would be essential to keep the whole of the site open to protect the setting of heritage assets. We submit it is not essential to the appreciation of the significance of the individual heritage assets on the north side of Station Road and clustered round St. Mary’s Church in the centre of the village. Their settings would not be significantly adversely affected by sensitive development on the site.</li> <li>• The analysis accompanying the appraisal refers particularly to the views out of the village to the north and west which pass over the site. We submit that the protection of long distance views away from heritage assets is not a legitimate planning objective.</li> <li>• It is clear from the appraisals own study that historically there has been buildings on the site; a substantial range of buildings described as a Manor House and a complex of buildings opposite the junction with Maud Jane Close and Ladysmith Road existed on the site until</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> <li>• Conservation Area designation is not designed to preclude development, but to inform it where it is considered acceptable under current planning legislation. Given that the site lies within the setting of the existing long standing Conservation Area and the setting of a number of listed buildings, it is refuted that the review is likely to prejudice the applications consideration.</li> <li>• The document does identify the important open character of the site. It does not however say that it is undevelopable. Each application is considered on its own merits and the onus is placed on the applicant to demonstrate that their proposals do no harm the setting of heritage assets such as listed buildings and Conservation Areas.</li> <li>• And English Heritage's 'Historic Environment Good Practice Advice, Planning, Note 3 - The Setting of Heritage Assets' states; '<i>The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.</i>'</li> <li>• This is a statement of fact and is highlighted within the appraisal as one of the reasons why it was felt the field should be included within the Conservation Area.</li> </ul>

	<p>about 1856.</p> <ul style="list-style-type: none"> <li>• While it is acknowledged it is a legitimate aim of planning policy to protect the existing public access and footpaths crossing the site, and the wide verges and banks of trees to Station Road, the importance to be attached to individual long distance views into the conservation area and of individual designated heritage assets from the site requires a qualitative and objective assessment. We acknowledge the importance of the setting of the conservation area. However there is no reason why individual proposals cannot be considered in this respect against existing criteria as part of an objective assessment of the current proposals which may be approved, refused, or modified legitimately as a result of such assessment without pre-emptive extension to the conservation area boundary.</li> <li>• We acknowledge that these interests are of genuine public interest and importance and we have no objection to the eventual extension of the conservation area as proposed; rather we object to a pre-emptive appraisal that no development at all is possible on the application site.</li> </ul>	<ul style="list-style-type: none"> <li>• Any application received on any site is viewed by the Planning Department objectively and in terms of its own merits. It is however the responsibility of the applicant to support their application by providing their own objective analysis of the setting of their proposed development and to clearly demonstrate that their proposals do not damage the existing character of the area, but rather either enhances or is in keeping with that environment. If this can be demonstrated then planning permission is granted.</li> <li>• As stated above, the appraisal document does not state that no development is possible on the site. Each application is considered on its own merits and the onus is placed on the applicant to demonstrate that their proposals do no harm the sensitive character of the surrounding area.</li> </ul>
7. Resident	<ul style="list-style-type: none"> <li>• I would like to express my support for this review and the proposed extensions covering Ford End Watermill and Parkland to the north of the village lawn and allotments.</li> <li>• Affirmation of the existing and extension of the conservation area will serve to help protect key characteristics of the village and the historic buildings including those that have not been previously been covered and are at present threatened by unwanted, unneeded, unnecessary and damaging development proposals.</li> <li>• To provide further protection to the village and prevent the risk of development that poses harm, even where this harm is less than substantial harm to heritage assets, I would also recommend that the land between the Lawn and Parkland and Watermill be also included within the proposed area.</li> <li>• This is an essential consideration in planning. I believe extension of the existing conservation area is consistent with and would support</li> </ul>	<ul style="list-style-type: none"> <li>• Conservation Areas are not designed to preclude development and therefore areas cannot be included within designations in order to protect them from development. Each area that is considered for inclusion within the Conservation Area boundary must be able to demonstrate a specific interest that makes it worthy of inclusion.</li> <li>• The land between the Lawn and Parkland and the Watermill do form part of the setting (including views into and out) of the Conservation Areas and several listed buildings. This has been identified within the draft appraisal document. However research has not thrown up any evidence of previous development on the field. In addition the field has not been identified as an archaeological notification site. In this respect there is no proven</li> </ul>

	<p>and align with the existing legal obligations on the planning authority to give considerable weight to these matters and act in favour of preserving heritage assets including listed buildings and conservation areas in planning decisions.</p> <ul style="list-style-type: none"> <li>• In particular with reference to the above I refer to sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) and as interpreted by case law - [2014] EWCA Civ 137 - Barnwell Manor Wind Energy Ltd v E. Northants DC, English Heritage, National Trust &amp; SSCLG.</li> </ul>	<p>or associative interest specific to this field, that would distinguish it from other fields surrounding Ivinghoe that contribute to the village's setting.</p>
8.Resident	<ul style="list-style-type: none"> <li>• Wholeheartedly support proposed recommendations and believe that a very thorough and exhaustive review of the existing Conservation Area has been undertaken.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
9.Resident	<ul style="list-style-type: none"> <li>• I am local resident living within the current conservation area (Old Beams, Station Road). I would like to register my support and approval of the proposed boundary changes.</li> <li>• I strongly believe these changes will help maintain the historic importance and outstanding beauty of Ivinghoe.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
10.Resident	<ul style="list-style-type: none"> <li>• Fully support the recommendations for the extension of the Conservation Area.</li> <li>• I live in the Grade II listed former Baptist Chapel in Station Road. From our living room we enjoy marvellous views across the Lawn, the Park, the school field and the farmer's field beyond, which are often remarked upon by visiting friends and family. These views, which are particularly magnificent at sunset, are very important to our quality of life.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>

Organisation/ Individual	General Comments	Response
11.Resident	<ul style="list-style-type: none"> <li>• Fully support the plans and proposed boundary changes. Believe that the suggested changes are wholly sensible and move towards further conserving the heritage of the beautiful village of Ivinghoe.</li> <li>• Welcome the inclusion of the Lower Park as this is a key area within the village with ancient rights of way and it is used daily by many of our villagers, my family included.</li> <li>• The views into and out of the village are also key to the setting of the conservation area and the listed buildings within that and I support your documentation of these.</li> <li>• I hope that these updates are adopted</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
12.Resident	<ul style="list-style-type: none"> <li>• Value the review greatly for its historical, geographical context, in depth analysis and descriptive observations as well as advice on how community might steward it into the future.</li> <li>• Place greater emphasis on how community use spaces within the village.</li> <li>• Important to note the views out of the Conservation Area in light of impact of modern development on views and public access to former views.</li> <li>• Query the age of their cottage.</li> <li>• Emphasis on the importance of footpath leading from Brookmead School leading to the play area at the top of the Lawns. This footpath provides safe route for school children.</li> <li>• Negative impact of overhead wiring on the visual quality of Wellcroft.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
13.Resident	<ul style="list-style-type: none"> <li>• Found the document educational, informative and long overdue.</li> <li>• Regret that the field between the Lower Park and Ford End Farmhouse cannot be included as, this field is as much a part of the historic relationship between the village, farm and watermill as any other area. Furthermore, in the absence of a proper archaeological survey it is difficult to confirm what historic sites may be present within</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> <li>• Please see response above regarding land to the north of The Lawn</li> </ul>

	<p>this area and for that reason alone it should receive some protection.</p> <ul style="list-style-type: none"> <li>• Am strongly of the opinion that this document should be adopted in it's entirety as soon as it is practical to do so. Particular attention should be paid to the section regarding the effect of the excessive and heavy traffic which now traverses the roads through Ivinghoe</li> </ul>	
14.Resident	<ul style="list-style-type: none"> <li>• The inclusion of all the land between the Lawn and the Mill would be beneficial; and a logical extension of the conservation area</li> </ul>	<ul style="list-style-type: none"> <li>• See response above regarding the land to the north of The Lawn</li> </ul>
15 Resident	<ul style="list-style-type: none"> <li>• Object to the proposed boundary change because concerned about the potential impact of any housing development in Ivinghoe on the area and wildlife.</li> <li>• The proposed area for development would significantly impact upon the views both in and out of the village in addition to impacting on the wide and varied wildlife of Lower Park.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted although unclear why respondent feels that change to boundary would result in increased likelihood of development which would adversely impact on wildlife.</li> <li>• Believe this comment relates to application relating to proposed development on land to north of The Lawn.</li> </ul>
16.Resident	<ul style="list-style-type: none"> <li>• Wholeheartedly support the extension of the conservation area as outlined in proposals</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
17.Resident	<ul style="list-style-type: none"> <li>• Whole hearted support for your draft Ivinghoe Conservation Area review. A conservation area is not solely dependent on listed buildings within that area but the overall environment and setting, a fact which I think is succinctly highlighted within the report. The proposed enlargement of the conservation area so as to preserve the overall environment of such a unique and ancient settlement that Ivinghoe is, is clearly highlighted and justified within the draft report.</li> <li>• Hope that this report and its recommendations are carefully borne in mind by Planning Dept. in light of the two current planning application, one directly within the main proposed enlarged conservation area on the 'Lower Lawn', the other on agricultural land between the 'Lower Lawn' and the secondary area around Ford End Mill. Both developments, individually or collectively, will totally destroy the whole nature and purpose of the Ivinghoe Conservation Area</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>

Organisation/ Individual	General Comments	Response
18. Resident	<ul style="list-style-type: none"> <li>• Support the document and that of Ivinghoe Together.</li> <li>• Concerned about impact of development would spoil the village, the views and space it currently offers, and the quality of life of its inhabitants. It is an unarguable fact that the infrastructure to support an increased number of houses simply isn't there. Ivinghoe is well known far and wide as a beautiful small village with exceptional houses and views. It makes absolutely no sense to impose an aggressive development here, as Ivinghoe's reputation and status would be irredeemably damaged.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
19. Resident	<ul style="list-style-type: none"> <li>• The document was a pleasure to read for anyone who knows and appreciates the unique characteristics of the village of Ivinghoe. It reminded me what a great village Ivinghoe is</li> <li>• Suggest that the 'Homes fit for Heroes' in the High Street, be included in the extended area. These buildings are of some architectural and historic interest.</li> <li>• Excellent analysis of views suggested addition of the attractive glimpsed views of the Ivinghoe Hills and Pitstone Hill, as seen from the Lawn, between the buildings on the High Street.</li> <li>• Traffic management is probably the most significant problem for the village. Traffic calming is desperately needed, but should avoid the usual paraphernalia which would adversely affect the Conservation Area. The new direction signs are an eyesore and appear to be designed for high-speed traffic.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
20. Resident	<ul style="list-style-type: none"> <li>• Ivinghoe is a picturesque village in an Area of Attractive Landscape on the edge of the Chiltern Area of Outstanding Natural Beauty, whose historic buildings and large green (The Lawn) all make a highly significant contribution to its character. Large numbers of people visit The Lawn to enjoy the views and play on the green throughout the year. It is vital that the Conservation Area is expanded to protect this historic and beautiful village for future generations.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>

Organisation/ Individual	General Comments	Response
21. Resident	<ul style="list-style-type: none"> <li>The reasons put forward for the changes are particularly persuasive and I am fully in favour of the report.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
22. Resident	<ul style="list-style-type: none"> <li>I am very impressed by the proposed Conservation Area plan for Ivinghoe. Ivinghoe is a beautiful village within an area of outstanding natural beauty and should be preserved. The proposals will, if adopted, protect this environment and will ensure that the village will remain as it has been for many years to come.</li> <li>The Lawn is also unique and has always played a very large and important part in village life. It is still used regularly by the villagers and is the venue for the many events and activities that take place in Ivinghoe.</li> <li>As a history teacher I have taken groups of children around the village, looking at the many historic buildings in the proposed Conservation area and explained to them the importance of the preservation of these unique buildings. If they are not protected swathes of historical knowledge will be swept away. Ivinghoe is a perfect example of an English settlement centred on the picturesque and ancient church which has been at the centre of village life for centuries.</li> <li>At the present time our society places so much emphasis on 'Change' and it is not always for the better. Ivinghoe needs to be protected. Your well thought out proposals will ensure that our village's heritage and history will be protected for many generations to come. I urge AVDC to accept your proposed Conservation Area plan.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
23. Resident	<ul style="list-style-type: none"> <li>I found your draft report very interesting - it contains a wealth of historical context of which I was not aware.</li> <li>I agree with your proposed extensions of the Conservation Area and I particularly agree with your sentence:  "Ivinghoe is unusual in that the openness of the Lawns area allows the landscape ... to extend right into the heart of the village."</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>

	That is extremely well put.	
24.Resident	<ul style="list-style-type: none"> <li>• I am writing both as a representative of Ivinghoe Together; a group of interested villagers who have joined together to work to conserve the heritage of our ancient village, but also of my family, who reside within the conservation area of Ivinghoe.</li> <li>• I fully support your plans and believe that the suggested are wholly sensible and move towards further conserving the heritage of the village. I welcome the inclusion of the Lower Park as this is a key area within the village with ancient rights of way, used daily by many of our villagers. The views into and out of the village are also key to the setting of the conservation area and the listed buildings within that and I support your documentation of these.I hope that these updates are adopted.</li> </ul>	Noted
25.Resident	<ul style="list-style-type: none"> <li>• Please register our full support for the proposed conservation area</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
26.Resident	<ul style="list-style-type: none"> <li>• It is wholly right that the Lower Park is included in the conservation area. It is a vital community space and includes ancient rights of way that are used throughout the year on a daily basis by villagers and visitors to the area.</li> <li>• The views into and out of the village are also key to the setting of the conservation area and the listed buildings within that - and I fully support your documentation of these.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
27.Resident	<ul style="list-style-type: none"> <li>• I am fully supportive of the extensions and clarifications to the conservation area that you have proposed.</li> <li>• We came to Ivinghoe in 1997 being attracted by its setting in the countryside and the historic buildings. The review accurately captures those aspects which make Ivinghoe.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
28.Resident	<ul style="list-style-type: none"> <li>• I fully support your proposal. I feel it is a detailed and informative report.</li> <li>• 30 and 30A Station Road which are listed as buildings of Local Note have minimal foundations and are built directly on chalk. With the increasing number of heavy lorries and semi-trailers on the B488 the vibrations felt in the building are a source of concern. It would be appreciated if the designation of Ivinghoe as a Conservation Area was</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>



	<p>fully recognised by other authorities when making infrastructure decisions.</p> <ul style="list-style-type: none"> <li>• Having viewed of Conservation Areas within the AVDC, (as per the AVDC website) I was surprised at the small percentage of area allocated as Conservation Area. This makes it even more important to preserve these areas.</li> </ul>	
29.Resident	<ul style="list-style-type: none"> <li>• I would like to provide my whole-hearted support for your recommendations</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
30.Resident	<ul style="list-style-type: none"> <li>• I very much support the review, especially the inclusion of Ford End Watermill, Whistlebrook cottage, the Parkland to the North of the Village Lawn and the allotment gardens. This will help protect some of the key characteristics of Ivinghoe and some historic buildings which were not covered by the original boundary. I would have preferred the land between the Lawn / parkland and the Watermill to also be included as this would protect the views into and out of the historic village centre.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
31.Resident	<ul style="list-style-type: none"> <li>• I am writing to give my support for the proposed extension to the Conservation area in the village of Ivinghoe. In this Area of Special Natural Beauty the conservation rules need to be securely held for the benefit of future generations and to protect against individual short term greed .</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
32.Resident	<ul style="list-style-type: none"> <li>• I agree whole heartedly with the proposed extension of the Conservation Area in the village of Ivinghoe. It is a very special village with interesting and beautiful historic buildings, and beautiful views from the centre of the village towards Mentmore, northwards from the Lawn, all of which need to be conserved.</li> <li>• The views from the other side of the village towards the Windmill and Pitstone hills are also very special and should be preserved for future generations</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
33.Resident	<ul style="list-style-type: none"> <li>• Concern that designation may affect rights to get planning permission to build an extension to the rear of property.</li> </ul>	<ul style="list-style-type: none"> <li>• Conservation Area designation does not preclude development providing the proposed development preserves and/or enhances the character or the Conservation Area.</li> </ul>

**Appendix 2 :  
2015 Ivinghoe Conservation Area Boundary for Cabinet Approval**

