



Buckland Neighbourhood Plan

Planning Policies
2015 — 2033

Referendum
Version

August 2022

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From the Vale to the Chilterns



Black Poplar



Beechwood

About Buckland Parish

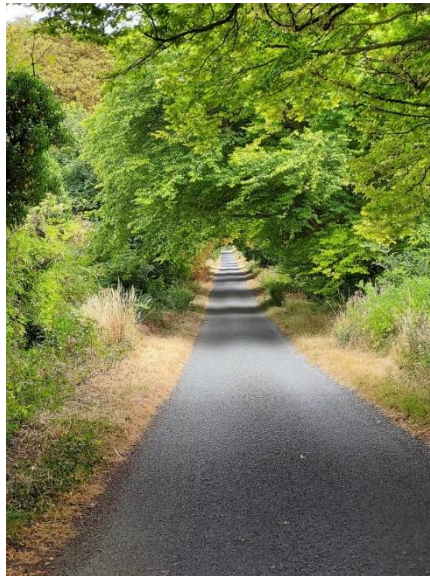
Buckland Parish is a Chilterns strip parish, long and narrow, stretching from Draytonmead Farm in Aylesbury Vale in the north to Leylands Farm, high in the Chilterns in the south. Historically, the strips afforded residents a mix of arable land, upland pasture and woodland.

The Parish divides into three distinct, but intrinsically related, areas, in the north the 'village' of Buckland including the designated Conservation Area, in the centre the 'triangle' formed by the Lower Icknield Way, London Road (including Buckland Wharf) and Buckland Road, and the third section is the area south of the Wendover Arm canal, which is within the AONB (Area of Outstanding Natural Beauty) and the MGB (Metropolitan Green Belt), climbing high into the Chilterns.

Buckland Wharf consists of Victorian properties which came into being when the Wendover Arm Canal was built. London Road and Buckland Road consist mainly of dwellings built during the 20th century, starting during the inter-war period. Some planning policies will relate to all areas of the Parish, others will relate to specific areas.

Two main roads cross the parish: the B489 Lower Icknield Way and London Road, once Akeman Street. The Upper Icknield Way leads off the London Road at Tring Hill and a sunken lane, Dancersend Lane, wanders through the Chilterns up to the Crong and Northhill Wood. The A41 Aston Clinton bypass now cuts through a third of Buckland Parish.

There are two canals, to the north the Aylesbury Arm of the Grand Union Canal, and to the south the Wendover Arm of the Grand Union Canal. The Wendover Arm Canal is currently undergoing restoration. At the southernmost end of the Parish is the ancient Ridgeway, a National Trail and, is therefore, a nationally significant recreation resource.



Dancersend Lane

Why this plan?

The Localism Act of 2011 empowered a Parish Council to produce a development plan for the parish, dealing with planning matters of concern to the local community, such as where new houses might be built, how many and what type. Using this initiative Buckland Parish Council set the plan in motion with the Aylesbury Vale District Council (AVDC) formally recognising Buckland as a 'Neighbourhood Area' on 31st January 2014. (Appendix A)



The original Neighbourhood Plan was subject to pre-submission consultation period, under Regulation 4 of the Neighbourhood Planning (General) Regulations 2012. Buckland Parish Council considered the responses and made some amendments before submitting it to AVDC for the statutory six week consultation period. It was then subject to independent examination in October 2015 and had incorporated modifications required by the Examiner. This version was agreed by AVDC following a public referendum.



In 2020, as part of the plan's monitoring progress and the imminent adoption of VALP by Buckinghamshire Council, the Buckland Neighbourhood Plan was reviewed by the community.

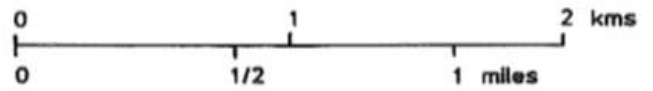
As a result of this review a Settlement Boundary Policy was added and existing policies and text updated.

PARISH OF BUCKLAND

BUCKINGHAMSHIRE



Scale 1:25000



Aylesbury Arm
Grand Union Canal

CANAL BRIDGE

Cherry Farm

Model Row

Aston Clinton C.P.

B489 Lower Icknield Way to Dunstable

Rothschild Arms P.H.

Buckland Road

Drayton Beauchamp C.P.



ALL SAINTS CHURCH

Akeman St
A41

Wendover Arm
Grand Union Canal

Wharf Row

Crows Nest P.H.

B488

Akeman St
to Tring

A4011 Upper Icknield Way to
to Wendover

A41
Tring Bypass

Dancers End Lane

Reference

- Parish Boundaries
- Highways
- Aston Clinton Bypass
- Canals
- Public Footpaths
- Woodlands

Buckland Hoo.

Dancersend

Ebb's Pit

Spencersgreen

Thames Water Service Reservoirs

Northhill
Wood



DANCERSEND PUMPING STATION

The Crong

Ambulance Service Mast

Ridgeway Path.

Grims Ditch

Leylands Farm

Consultation

An initial community consultation exercise, in which parishioners were asked to make their views known and to provide a starting point for the Buckland Neighbourhood Plan, was held in January 2014. The policies in the original document were developed from comments made by local residents during the initial public consultation. As part of the 5 year review, these were developed further by input from residents at subsequent public consultations in 2019 and 2020, Covid regulations permitting.

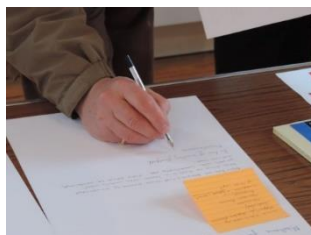


Aims and objectives to be achieved over the plan period

When the residents were consulted in 2014, the need for the following were identified:-

- A. To facilitate provision of housing for the elderly down-sizers and starter homes for purchase
- B. To ensure all development is of good design, maintains local distinctiveness and responds to local housing needs
- C. To ensure all development respects the environment, local flora and fauna and achieves net gain in biodiversity
- D. To protect valued open spaces and habitats from development
- E. To make appropriate provision for a changing agricultural economy

These aims were confirmed by residents in the 2019/20 consultations.



Our vision for Buckland in 2033

The paragraph below encapsulates the vision for Buckland, in order to achieve the above objectives:

‘To maintain a thriving community where the parish grows while keeping the character of its distinct zones. Local businesses and facilities will have the freedom to grow and develop in accordance with local needs. They will make a positive impact on the Parish, its residents, environment and resources. The parish will retain its sense of community by carefully managing change and protecting its environment, setting, heritage and surrounding countryside from unsustainable developments’

POLICIES

Impact of New Residential Development

In March 2022, Natural England advised Buckinghamshire Council that all proposals for new residential development in the Zone of Influence of the Chiltern Beechwoods Special Area of Conservation (SAC) will need to demonstrate how each proposed development that results in a net increase in dwellings will avoid adverse impacts on the integrity of that SAC. The Zone of Influence includes the whole of Buckland Parish and all parties considering proposals for new residential development in the parish should seek the advice of Buckinghamshire Council and Natural England before submitting any planning applications. This is an interim position effective from March 2022, which is expected to be replaced by a long-term strategic solution in due course. All proposals will also need to take account of the relevant policies in this Plan.”

Settlement Boundary

The Parish of Buckland is a Chilterns strip parish stretching from the Vale of Aylesbury in the north to the Ridgeway, high in the Chilterns, in the south. Over the centuries settlement patterns have changed, resulting in somewhat sporadic development over the length of the Parish. Now this divides into three areas: Buckland village in the north with the conservation area at its heart, in the centre the Victorian properties associated with the Wendover Arm canal, together with 20th century development along London Road and Buckland Road, and then scattered development in the Chilterns AONB. Due to this form of development which has emerged over the ages it was difficult to form a cohesive settlement boundary to include all development, even looking at the three distinct areas separately. This was compounded when looking to incorporate business development within the settlement boundary, due to the fact that Arla and Olleco are located partly within Buckland Parish. This would have meant looking at a settlement boundary from the Aylesbury Arm of the Grand Union Canal in the north to the Chilterns AONB in the south.



Policy : BP1—Settlement Boundary

The Plan defines a settlement boundary for Buckland which is shown on the map at Appendix H to the Plan. Proposals for appropriate infill development within the settlement boundary will be supported, subject to such proposals satisfying the requirements of other relevant policies in this Plan.

Development proposals on land outside the defined settlement boundary and not within the designated Metropolitan Green Belt and Area of Outstanding Natural Beauty (as shown on the map at Appendix C) will not be supported unless such proposals satisfy the requirements of other relevant policies in this Plan and the adopted Vale of Aylesbury Local Plan.



Model Row Cottages, Buckland Village

Conservation and Design

One of the key issues raised by residents at the initial community consultation in January 2014 was, “Ensure historic and conservation issues are always taken into consideration when determining planning applications”. The importance of heritage issues was reinforced in the 2019/20 consultation. As a result of these comments the Buckland Conservation Area document, which was drawn up when the Conservation Area was designated in 1974, was reviewed and updated by AVDC. The current document was formally approved by the Local Planning Authority in December 2014. Back land development is development behind existing properties and therefore not fronting directly onto the highway. Views into and out of the Conservation Area are designated in the Buckland Conservation Area document. (Appendix D/1). P.184-202 of NPPF—February 2019).

This policy seeks to preserve, or enhance, the Conservation Area.



Queensmead Buckland Village

Policy : BP2—Development within and adjacent to the Conservation Area

Within the Conservation Area new development will be supported provided it preserves or enhances the Conservation Area and maintains the integrity of the street scene. The Conservation Area is characterised by ribbon development and back land development will not be encouraged. Buildings should be of no more than two storeys in height and should be finished in materials complementing those already in use in the area. The protection of views into and out of the Conservation Area is most important.



Northhill Wood, Chilterns

The southern section of the Parish is the area south of the Wendover Arm Canal which lies within the AONB (Area of Outstanding Natural Beauty) and MGB (Metropolitan Green Belt), in the Chiltern Hills. (Appendix C)

The AONB was designated for the conservation and enhancement of the outstanding natural beauty of the landscape, as well as for the protection of wildlife and the preservation of our cultural heritage.

Policy : BP3—AONB and Green Belt



Any significant development into the AONB or Green Belt will be resisted, except in very special circumstances, in order to protect the specific character of this section of the Chiltern Hills where great weight will be attached to conserving landscape, scenic beauty and heritage. Very special circumstances would include:

- **Development and diversification of agriculture**
- **Re-use of redundant buildings or the replacement of an existing building**



Yew Tree Cottage Buckland Village

Local distinctiveness changes throughout the Parish. Buckland Parish, being a Chilterns strip parish, consists of three distinct, but intrinsically linked areas. (Appendix B) To the north lies the 'village' of Buckland, which includes the Conservation Area. To the south are the Chiltern Hills, within the AONB and Green Belt. The central section of the Parish, known as the 'triangle' consists mainly of 20th century development on London Road, Buckland Road, and Lower Icknield Way. Special circumstances will include the topography of the site. At Buckland Wharf, in the foothills of the Chilterns, the slope of the land towards the canal allows two storey buildings to become three storeys to the rear.

Different sections of the Parish support different housing densities. Therefore, it is impossible to set a figure for housing density within the whole Parish.



Old Rothschilds Arms, Buckland Road

Policy : BP4—Local Distinctiveness

In all parts of the Parish new buildings must preserve local distinctiveness through design, use of materials, density, space around buildings and height. Buildings should not be more than two storeys high, unless special circumstances can be proved. Housing density should respect the immediate character and pattern of development.

The neighbouring village of Aston Clinton has gradually been developed up to the parish boundary and in two places (London Road and New Road) coalescence has already occurred. Therefore, to preserve the integrity and separate identity of both communities, it is important that no further coalescence takes place and the existing green gap between the built up areas of Buckland and Aston Clinton parishes is retained (see Appendix H). Within the last 4 years, development in Aston Clinton has further encroached on the Parish Boundary. Given the significant new housing development at Chapel Drive, Aston Clinton, no further coalescence should take place.



All Saints Church, Buckland

Policy : BP5—No Further Coalescence

Development will not be supported which would lead to further coalescence with Aston Clinton.

A number of views and vistas within the Parish, not only in relation to the Conservation Area and the AONB, but also in other parts of the Plan area, are very important in order to retain the rural character of the area. These views and vistas are notated on the map at Appendix D/1.

Housing



Old Rothschild Arms and Hope Cottages

Buckland Road

A housing survey of the whole Parish was carried out in December 2014, and again in December 2019.

A questionnaire was sent to every household in the Parish. It was also available on the Parish Council's website. However, the questionnaires returned gave a skewed result, giving the average age of residents over 18 as 67. Therefore the 2011 census figures were compared with the 2001 figure (table available at Appendix M). More houses have been built within the Parish between 2011 and 2019, with the Parish now containing 327 dwellings.

The 2011 census figures show that 10% of the population are retired and 22% are children. 85% of houses are owner occupied, with 3% rented from a housing association and 9% private rented. The 2011 census figures show an increase of 86% in

the private rented sector since 2001. This large increase shows that more people are unable to get a foot on the housing ladder.



Buckland Road

These figures show a need for smaller homes in the Parish for those trying to access the housing market as well as for elderly 'down-sizers' i.e. low cost market homes. This is supported by the results of the December 2019 survey.

Policy : BP6—New Development

Within the Plan area, in areas of existing built development, the development of infill sites will be supported, as long as the proposed development respects the characteristics and environment of the surrounding area, and the design and layout of development schemes respects the local distinctiveness.

Infill means that there is already residential built development on two sides of the site. New development, both minor and major, will be required to show a net gain in biodiversity.

The evidence base (housing surveys 2014 and 2019 plus census information) shows the need for more smaller homes in the Parish for the younger and older age groups. These include elderly downsizers, who want to free up their capital but remain in the Parish, first time buyers, and others who are on a low income. These categories do not qualify for affordable home ownership or affordable rented. There are several houses in the Parish which are occupied by 3+ generations, which is a great benefit from the social care aspect, and is to be encouraged.



Housing in Buckland Road

Policy : BP7—Meeting Local Housing Needs

Applications should include a mix of dwelling sizes, reflecting the existing and future needs of the Parish. Specific regard should be had for the provision of low cost market housing, extensions, and smaller properties for elderly downsizers. If necessary, the Parish Council will support the removal of permitted development rights from these properties to ensure they continue to meet this need in the future. Support will be given for the conversion of existing properties in order to provide accommodation for three or more generations within the same dwelling.



Affordable homes are those socially rented or with shared ownership. Nearly all the former affordable homes in the Parish are now in private ownership. In order to secure affordable housing where it is needed, support will be given to this being delivered through the rural housing exception scheme.

Policy : BP8—Affordable Homes

The provision of affordable homes for local needs through the rural housing exception scheme will be supported. The number, mix and design of dwellings for a rural exception scheme needs to be appropriate to meet local housing needs established through a housing needs survey undertaken by or in consultation with a Rural Housing Enabler. The affordable dwellings will be secured for those in affordable local need or with a valid local connection.

Employment



The local community's responses on encouraging local business were towards home working, the provision of a local shop or social meeting place, as well as a positive approach to farm diversification. New employment development should be sensitively located and not cause additional traffic congestion on narrow country roads.

Apart from Arla and Olleco located in Buckland near the Aylesbury Arm of the Grand Union Canal, there are other smaller rural businesses within the Parish, as well as a significant number of residents who work from home.



Policy : BP9—Local Businesses

Support will be given to local existing and new rural businesses to enable them to grow and expand within the Plan Area, including the development and diversification of agricultural and land-use businesses, provided that they:

- Do not generate unacceptable noise, fumes, odour that results in disturbance to neighbouring residential properties
- Respect residential amenity, highway safety, and the environment
- Do not generate a significant amount of additional traffic, due to site access being along narrow rural roads with no pavement provision for pedestrians
- All parking, for both employees and visitors, must be on-site due to the narrow rural roads that predominate within the parish in order to ensure the safety of other road users
- The design of any new buildings satisfies the relevant policies in this Plan

Buckland used to have several small farms operating within the Parish.

Gradually the number has diminished as modern farming methods have developed. This has led to a number of redundant traditional farm buildings being converted to dwellings. Awareness needs to be had to the likely presence of protected species, such as barn owls or bats, in such buildings. Development on or adjacent to these designated sites and priority habitats should be avoided.



Policy: BP10 – Reuse of Redundant Farm Buildings

Applications for new uses for redundant traditional farm buildings will be supported, provided it can be demonstrated that they are no longer suitable for modern farming methods, respect the original architectural and/or historic character of the building and lead to an enhancement of the immediate setting. Such development will be required to show a net gain in biodiversity. Protected and notable species are material planning considerations in planning applications and should be fully assessed and mitigated for as part of any development applications.

Parking

With limited access to public transport in rural areas, it is accepted that residents will need to rely more on private vehicles. The 2011 census figures show that 49% of residents of Buckland Parish drive to work, which demonstrates the pressure for car parking spaces and the need for the provision of on-site parking. Buckland is a rural parish with narrow country lanes and, with the exception of London Road, no pavements. Therefore pedestrians are forced to walk in the road, together with cyclists, horse riders and passing vehicles. Any vehicle parked on the highway presents a danger to other, often more vulnerable, road users. It is important that on-street parking is kept to an absolute minimum.



Buckland Village

Policy : BP11—Provision of on-site parking spaces

New homes with two bedrooms or less must require at least two on-site parking spaces. Properties with three or more bedrooms must provide a minimum of three on-site parking spaces. Garages will be excluded from the calculation of parking provision in new developments to ensure there is no loss of on-site parking spaces from the conversion of garages. Development of apartments must also adhere to these same on-site parking requirements.

Policy T6 and Appendix B in the adopted Vale of Aylesbury Local Plan provide further information on Buckinghamshire Council’s adopted car parking standards for new developments.

On narrow rural roads, with no pavements for pedestrians, businesses which do not provide sufficient on-site parking spaces will create traffic problems and danger for other road users where vehicles are parked on the highway. The following policy applies to all new businesses, extensions and conversion of existing premises for business use.



Buckland Village

Policy : BP12—Business traffic

For all new business developments, including conversions and extensions, provision must be made for all staff and visitor parking to be accommodated on-site, to ensure the safety of other more vulnerable road users.

Development proposals should take into account Buckinghamshire Council’s adopted non-residential car parking standards and guidance set out at Appendix B in the adopted Vale of Aylesbury Local Plan.

Community Facilities & Heritage

Community facilities within the Parish for public meetings are the village hall and the church. Commercial facilities within the Parish include a restaurant/ takeaway at Buckland Wharf, and the Crow's Nest, currently a Travel Inn and restaurant at Tring Hill. Other facilities within the Parish have closed gradually over recent years. These include two shops, one in the village and one at Buckland Wharf, and two pubs, one at Buckland crossroads, and one at Buckland Wharf. Public open space includes the Parish Council land at Lower Buckland which has been set aside for a community orchard, wildflower meadow and nature reserve, and Primrose Copse at Buckland Wharf, plus the churchyard and burial ground. Buckland offers access to two canals, the Aylesbury Arm and the Wendover Arm of the Grand Union Canal. There are many public rights of way which cross all parts of the Parish and are very well used by residents and visitors for exercise and enjoyment of the countryside. These green spaces and access to the countryside are very important for the health and wellbeing of residents and visitors.



Buckland Village Hall

Policy : BP13—Community Facilities

Existing community facilities within the Parish will be protected. Support will be given for proposals which will provide additional or improved community facilities for the Parish. Development proposals that would result in the loss of existing community facilities will only be supported if accompanied by clear evidence that the facilities are no longer viable, or that the proposals would result in improved provision within the Parish.



Heritage



All Saints Church Buckland

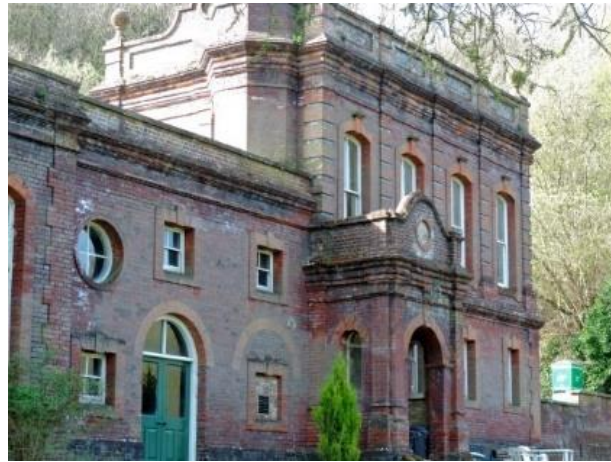
Buckland is a parish with a long, rich history and that history is recorded in the land and buildings seen today. The form of the Parish even today portrays its agricultural origins where livestock spent the summer months on the hillside in the Chilterns and were brought back to the Vale to over winter. Indeed, the Drovers' Way, which passes along the bridleways in the north of the Parish on its route to Aylesbury, bears witness to this. Buckland remained an agricultural settlement throughout the ages and examples of former farmhouses and utilitarian buildings survive today. This rural setting is still a dominant character of the Parish. The buildings range from the 13th century and portray the social history of the Parish.



Model Row cottages, Buckland Village

Former farmhouses date from the 16th and 17th century, with agricultural buildings, most now converted into private dwellings, dating from the 18th and 19th centuries. Great Moat Barn (now a private residence) dates back to a medieval cruck barn. The 19th century saw

a period of agricultural prosperity and this is reflected in the number of agricultural labourers' cottages that still survive today, most of which have been extended but still maintain their original form. These include Model Row, Rose Cottage, Blenheim, Prune Cottage, Quetta, Juniper Cottage, Roseleigh, and cottages in Peggs Lane. These are all non-designated heritage assets recording the social history of the Parish.



Dancersend Pumping Station

Buildings from the 19th century also record the influence of the Rothschild family in the Parish. The grade 2 listed buildings, now the Village Hall, the Old School House and its boundary wall, were built by the Rothschild family as a school for children from the Parish. These buildings were designed by the Rothschilds' architect, George Devey. Other buildings within the Parish reflect the Rothschild influence: Primrose Cottage, Ramblers, The Lodge. George Devey also designed the Waterworks at Dancers End, high in the Chilterns. This was built to provide water for the Rothschilds' estates. This pumping station has been in continuous use since 1866, and is operated today by Thames Water. Other Rothschild buildings are 1-4 New Road, March Cottage and Winter's End Cottage in Peggs Lane.

The Wendover Arm canal was built in 1799 to take water from Wendover to the Grand Union Canal at Bulbourne in Hertfordshire. This led to the growth of a community at Buckland Wharf. Wharf Row used to be canal workers cottages, another non-designated heritage asset, recording the social history of the area.



Buckland Wharf Cottages

Within the Parish there are several listed buildings, from the Conservation Area in the north to the Waterworks, high in the Chilterns. The existing bridge over the Aylesbury Arm of the Grand Union Canal is protected under an Historic England listing. The Moat at Moat Farm is a scheduled Ancient Monument. There are two further Scheduled Ancient Monuments in the south of the Parish: 2 x sections of Grim's Ditch close to the Parish boundary.

Despite the changes that have occurred during the 20th century and the increase in development Buckland has maintained much of its rural character, its basic plan form and its strong sense of place. The fields that border the settlement boundaries are significant because they act as a buffer between Buckland and Aston Clinton and help to retain Buckland's individual identity.

The Crong, Dancersend



Policy : BP14—Heritage

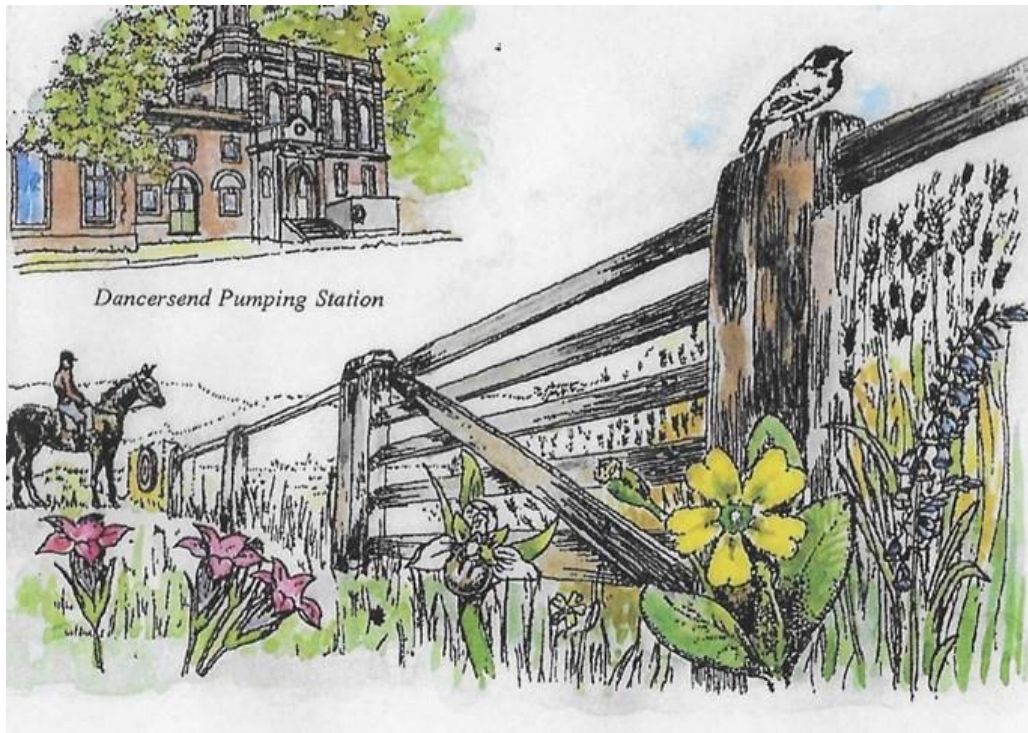
Designated and non-designated heritage assets are identified in Appendix F & G. Development proposals will not be supported that would have a negative impact on any heritage asset or its setting. Any development proposal which would directly or indirectly detract from the significance of locally important designated heritage assets, including any contribution made by their setting will be resisted. In considering applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.

Support will be given to the restoration of the Wendover Arm of the Grand Union Canal.



Wendover Arm Canal—Wharf Row

Natural environment



Buckland is a Parish very rich in flora and fauna with rare species and important habitats stretching from the Vale in the north to the beechwoods of the Chilterns in the south. This is supported by the Buckinghamshire and Milton Keynes Environmental Record for the Parish.



Rare native black poplars are to be found on farmland to the north of the Parish and also in the village of Buckland, mainly around field margins and ponds, some now dry. It is

proposed to take every opportunity for more of these rare trees to be planted in the Vale section of the Parish.

Hares, badgers, muntjac and Chinese water deer are to be found on farmland from the Parish's northern boundary to the Wendover Arm canal. The two canals are home to water voles and bats, including Daubenton's and Noctule bats. There are also bats found within the village: pipistrelles, soprano pipistrelles, and brown long eared bats have been recorded here. Rare white clawed crayfish have been recorded at Buckland Wharf.



Redwing



Blue chalk moth



Clary

The farmland throughout the Parish is home to a variety of birds, several of which are on the RSPB's red and amber lists such as skylarks, lesser redpolls, fieldfares, lapwings, yellowhammers, teal, pink-footed geese, meadow pipits, stock doves, mistle and song thrushes, cuckoos, redwings, tawny owls. Many varieties of moths, butterflies and insects are also present throughout the Parish.

The Chilterns bear witness to other species, with bluebells, harebells, wild strawberries, orchids and wood sorrel. Badgers can be found throughout the length of the Parish, but in the beechwoods of the Chilterns they are joined by polecats and glis glis.

This is also home to the Dancersend SSSI. Here are recorded a variety of orchids including rare fly orchids, greater butterfly orchids, birds nest orchids. It is also home to the very rare Chiltern gentian, the rare meadow clary and kidney vetch. This SSSI is the only place in Buckinghamshire where wood vetch grows. There are over 770 species of butterflies and moths, including the chalk blue and small blue. There are over 600 species of fungi here and 390 species of flowering plants and ferns.



Fly orchid



Lapwing



Chiltern gentian

It is important that these rare species and their special habitats are preserved and enhanced. This rural area is a very important environment - its canals, open fields, footpaths and woods are very well used and enjoyed by residents and visitors of all ages, walkers, horse riders, cyclists, and many family groups.

Policy : BP15—Biodiversity



Proposals for new development in the Plan area must protect and enhance the biodiversity and wildlife in the parish by:

- **Providing a net gain in biodiversity**
- **Safeguarding designated sites and priority species, habitats (hedgerows, woodlands, grasslands)**

- Protecting rare black poplar trees in the Vale and making every effort for more of these trees to be planted in their natural habitat
- Ensuring landscaping maximises the opportunity for native flora and fauna, including wildlife corridors
- Replacing any lost trees and hedgerows with native species



Infrastructure



View of Buckland Parish from the A41 bypass bridge

The 2011 census figures show (Appendix M) that 9% of residents work from home. The need has also been identified by local businesses and residents within the Parish, for a reliable broadband service. This will have increased over the decade, as working practices have changed and more people working from home, as the numbers working from home have been increased substantially due to the amount of home working and home schooling during the 2020/21 Covid pandemic.

Policy : BP16 —Infrastructure

Proposals for the improvement and enhancement of community infrastructure services and facilities in the Plan area, including in particular the provision of improved broadband infrastructure serving the parish, will be supported, subject to any new infrastructure developments being designed and sited to minimise their impact upon the character and appearance of the settlement and the surrounding countryside.

Proposed Parish Projects

The following are projects that the neighbourhood plan identifies section 106 and any future Community Infrastructure Levy monies should be used towards, subject to meeting the tests of the CIL Regulations.

- **Formation of a Community Orchard, wildflower meadow and nature reserve at Lower Buckland to return lost biodiversity to the area**
- **Renovation of Primrose Copse to provide a community leisure facility with nature trails, etc.**
- **Increased planting on the section of bunding along the Aston Clinton bypass to improve the visual and noise aspect of the road**
- **Increased planting between the industrial area to the north of the A41 bypass and the Aylesbury Arm of the Grand Union Canal**
- **Measures to reduce the speed of traffic and improve highways safety in all parts of the Parish**
- **The upgrading of infrastructure, including broadband within the Parish**
- **The reduction of pollution from industrial areas**
- **Support for the restoration of the Wendover Arm of the Grand Union Canal at Buckland Wharf**

Monitoring Progress

This Plan has been prepared to deal with issues raised by the local community and to secure the agreed objectives.

The Plan will be monitored annually by the Parish Council, reviewed by the community every five years, and updated as required. It will also be reviewed when a new Local Plan is adopted by the Local Planning Authority.

Aims of these policies:

- A. To ensure development is in keeping with the vision.**
- B. To ensure all development respects the environment including local flora and fauna and achieves net gain in biodiversity.**
- C. To ensure all development is of good design, maintains local distinctiveness and responds to local housing need.**
- D. To preserve and enhance the leisure facilities offered by the local environment.**

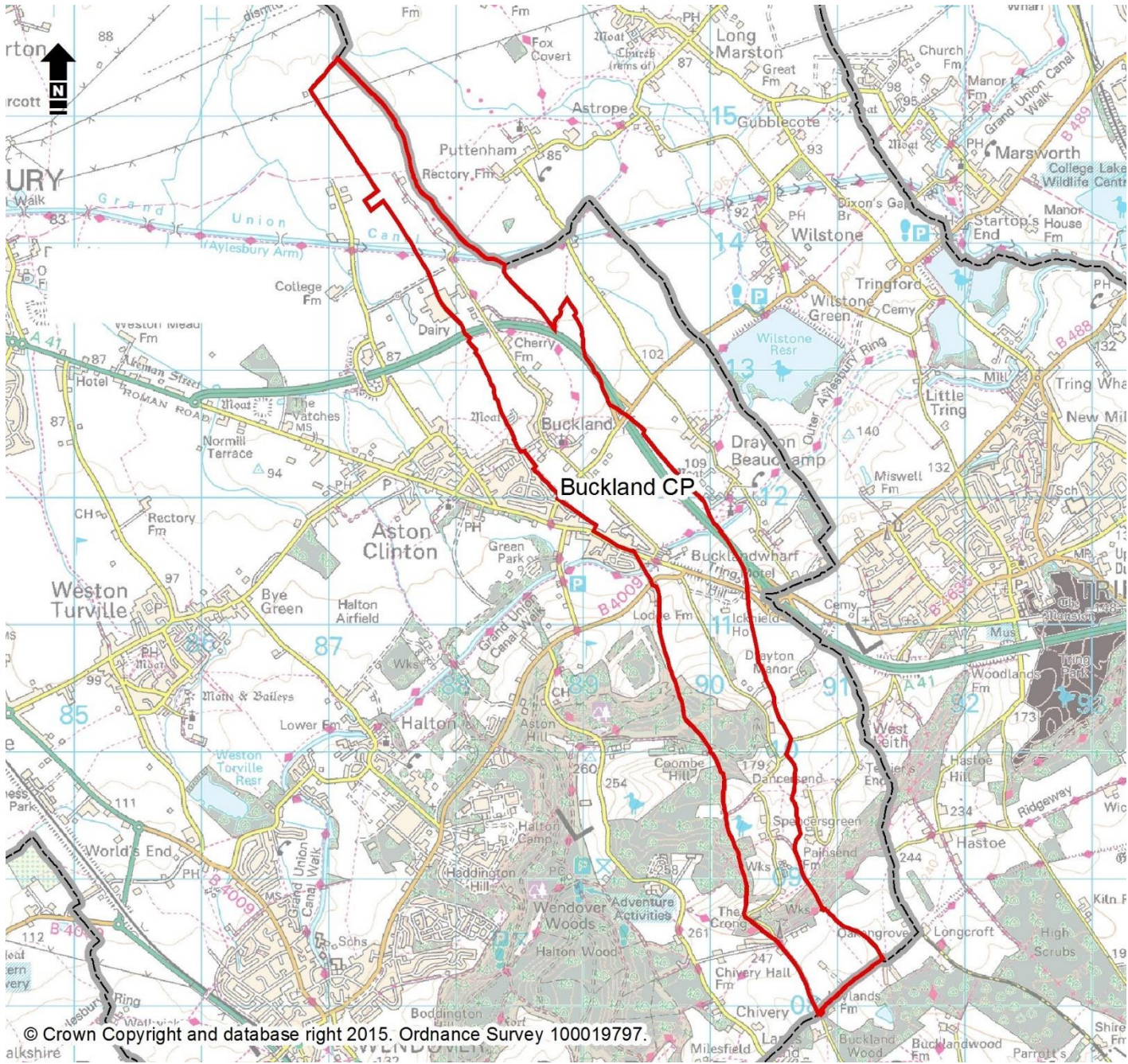


Black Poplars in Lower Buckland

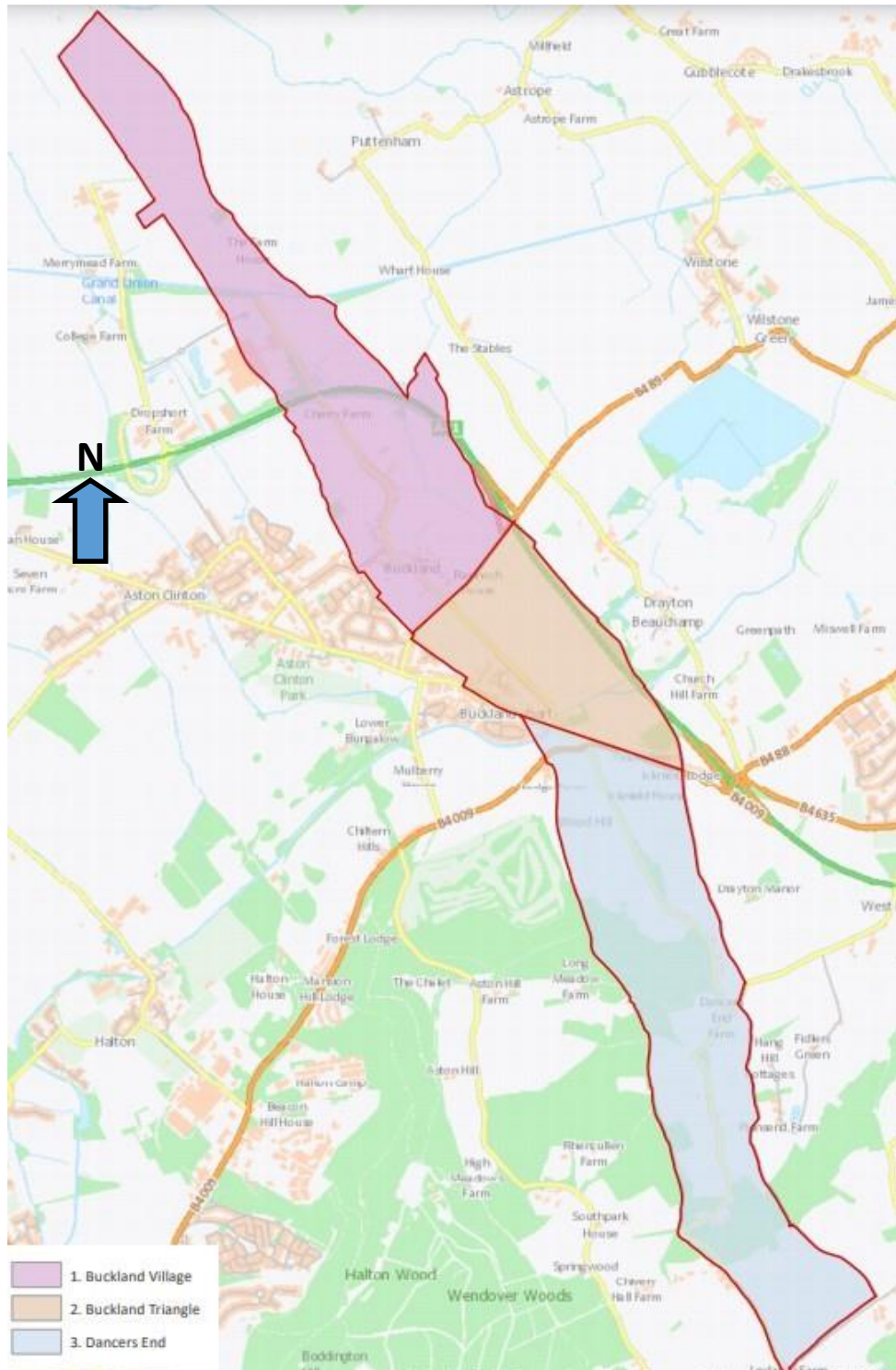
Buckland Parish Council
Parish Council Office
Village Hall
New Road
Buckland
Aylesbury
HP22 5JB

01296 630962

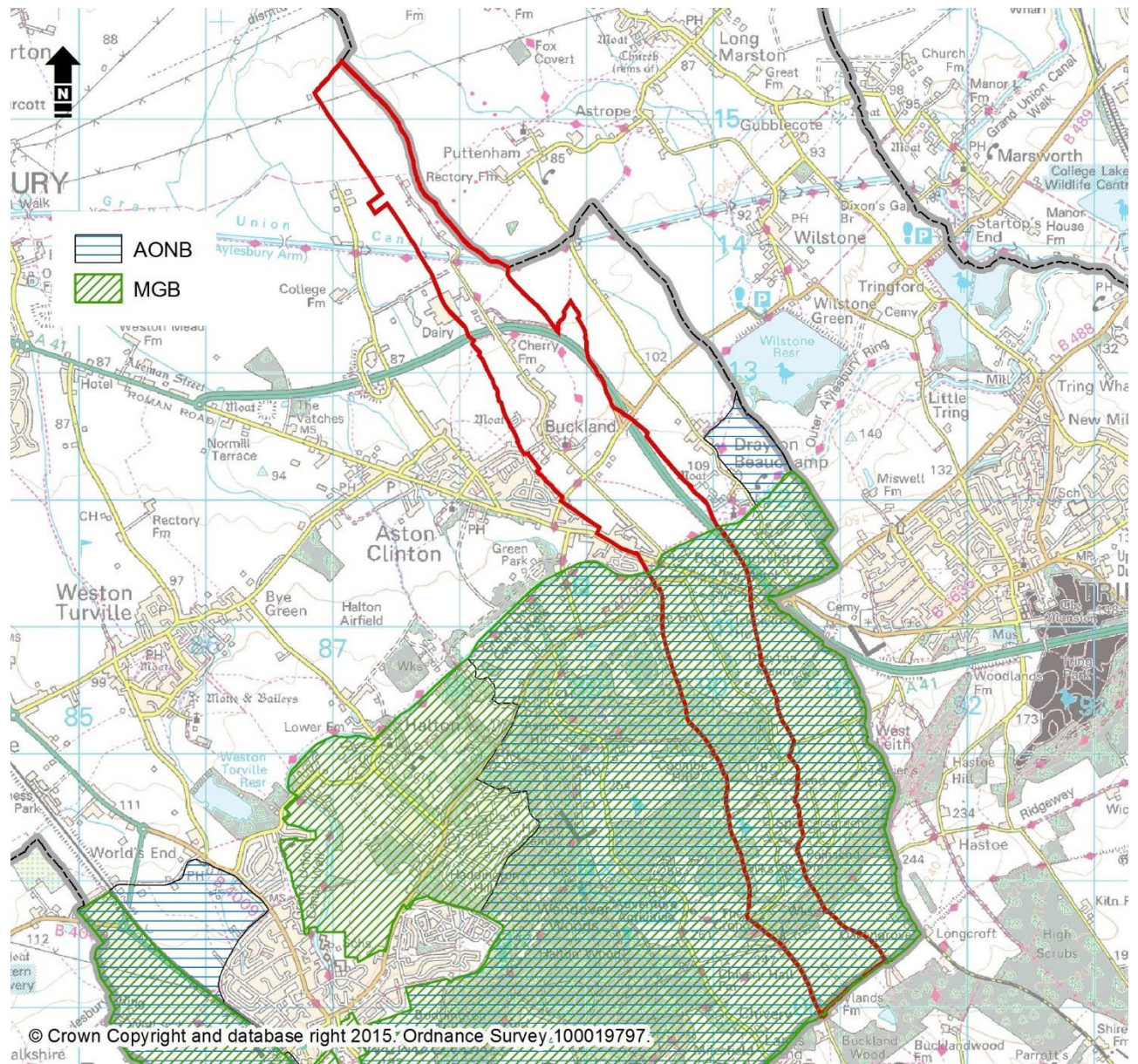
Appendix A: Neighbourhood Area Map



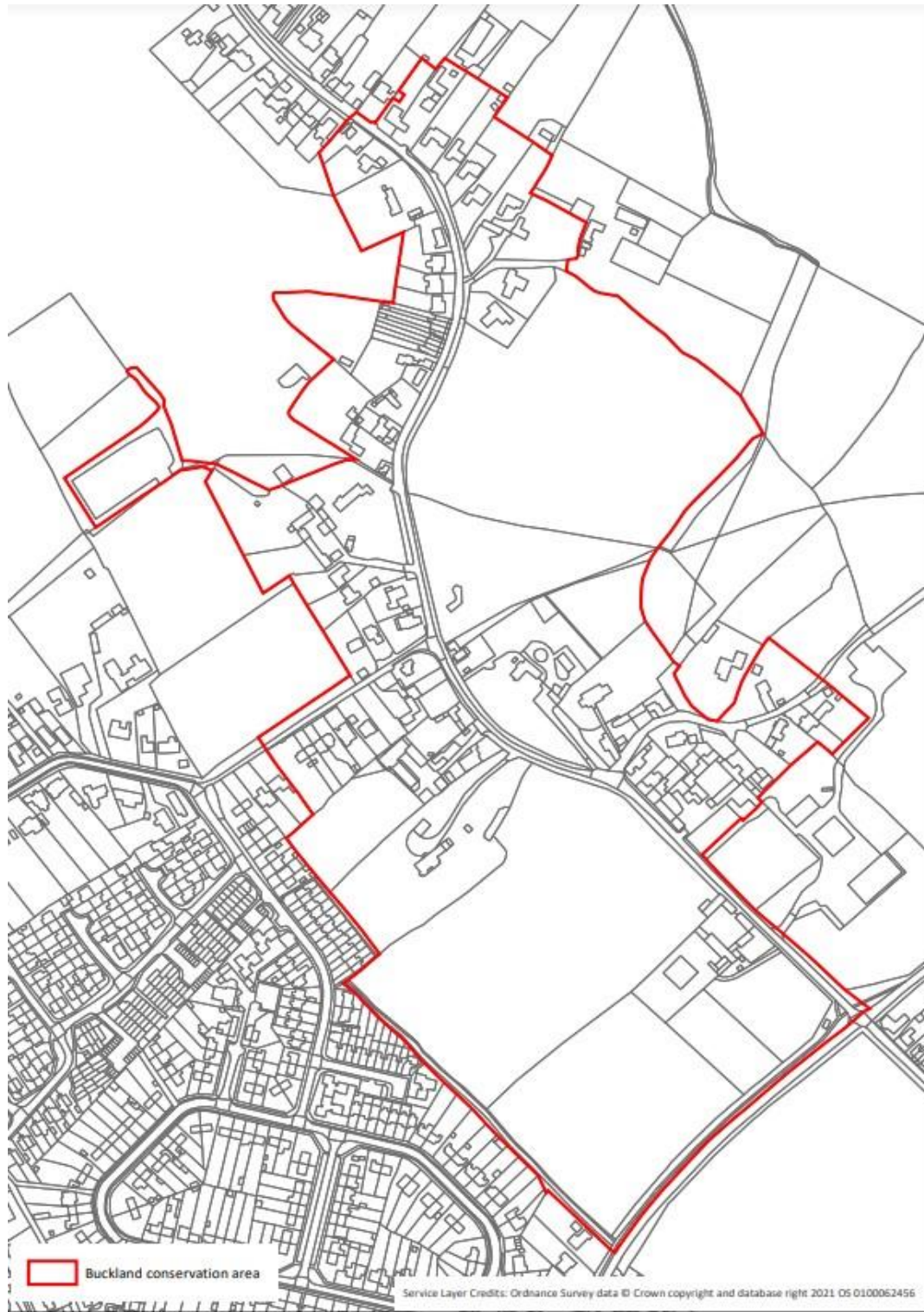
Appendix B: Three areas of the Parish



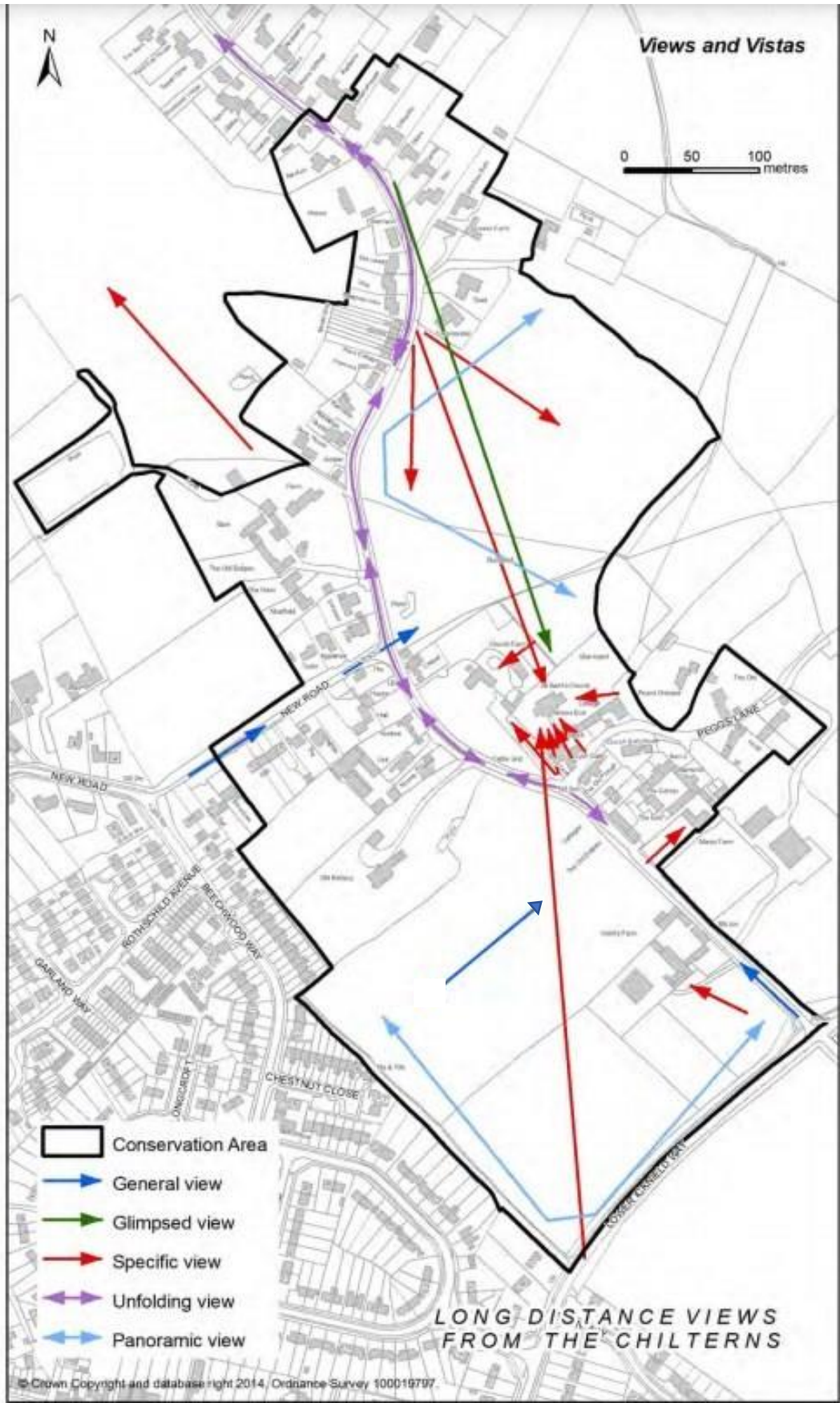
Appendix C: AONB and Green Belt



Appendix D: Conservation Area



Appendix D/1: Important Views and Vistas within the Parish



Appendix E: Listed Buildings in Buckland Parish

GRADE 2*

All Saints Church

GRADE 2

Yew Tree Cottage	17 th century
Village Hall, Old School House & boundary wall	19 th century Rothschild
Moat Farm house	16 th century
Old Bullpen	18 th and 19 th century
Great Moat Barn	Medieval cruck barn
Havering House	18 th century
West Cottage	17 th century
Queensmead	17 th century
Lower Farm and Barns	17 th and 18 th century
Grimbles Barn	18 th century
Church Farm house	17 th century
Old Duke's Head	17 th century
Pegg House	17 th century
Dancers End house and barns, boundary wall and railings	18 th century
Dancers End Pumping Station: engine house, pump rooms, watchman's lodge, boundary wall and gate piers	19 th century Rothschild
Cooling pond Northhill Wood	
War Memorial	
Bridge 8 Aylesbury Arm canal	1811-1813

Appendix F : Non Designated Heritage Assets in Buckland

The following are unlisted buildings which make a positive contribution to the character, social history and understanding of Buckland Parish which merit consideration in planning decisions. The significance of these heritage assets and their settings deserve to be conserved and enhanced.

Agricultural farmhouses and 19th century outbuildings:

- Manor Farm and 19th century barns: the farmhouse is an attractive building retaining many original features. The 19th century farm buildings, now converted into residences, are architecturally distinctive and the complex reflects the local agricultural economic history.
- Neilds Farm and 19th century outbuildings: This is a 19th century farm complex hard up to the road. It is in a significantly prominent position. The barns are architecturally distinctive with their blank elevations.

Agricultural labourers' cottages, 19th century: These are significant in terms of social history and group value.

- 1 & 2 Peggs Lane
- Juniper Cottage: the following cottages retain their original form and have significant group value as part of a group of agricultural labourers' cottages in the village.
- Quetta:
- Roseleigh:
- Rose Cottage: this has group value
- Model Row (8 cottages)
- Blenheim
- Prune Cottage
- Pedlar's

19th century cottages with links to the Rothschild Family:

- March Cottage: together with Winters End Cottage was originally a group of four agricultural labourers' cottages built by the Rothschilds with the Rothschilds' motif to Lodge Farm.

Appendix F : contd

- Winters End Cottage:
- The Lodge: Forms a group with the Grade 2 listed Village Hall and Old School house. The Lodge used to be a gatehouse on New Road.
- Primrose Cottage: reflects the influence of George Devey and its significant Rothschild history with its architectural detailing.

19th century canal workers' cottages: All of these buildings are important for their significant social history and group value.

- Wharf Row (11 cottages) at Buckland Wharf: although extended to the rear, this row of cottages retains the integrity of form of the original dwellings.
- The Haven, Ramblers Cottage, Doornfontein: these are former wharfside cottages during the period when the wharf was in use.
- Buckland Wharf: 10 Victorian workers' cottages on London Road which lead down to the Wendover Arm canal.
- New Inn: formerly a canalside public house 19th century, now converted into flats

Other buildings of note:

- Old Rectory: a status building built of stone in 1864 by Rev Bonus, a prominent figure in the 19th century, set in large gardens Ramblers:
- Chapel House: a former Wesleyan Chapel, important to the social history of the village
- Old Plough: a former Victorian public house opposite All Saints' Church
- Field Corner: an attractive, visually prominent building which makes a positive visual contribution to the character and appearance of the village, built by Rev Bonus.
- Icknield House, Tring Hill: another status building, visually prominent, on Tring Hill
- Icknield Lodge, Upper Icknield Way: a 19th century lodge standing at the entrance

Appendix G: Natural Heritage

Scheduled Ancient Monument: Medieval moated site and fishpond, Moat Farm

Scheduled Ancient Monument: 2 sections of Grim's Ditch, an Ironage linear earthwork in the Chilterns



Ridgeway path at Northhill Wood: prehistoric route along the Chilterns

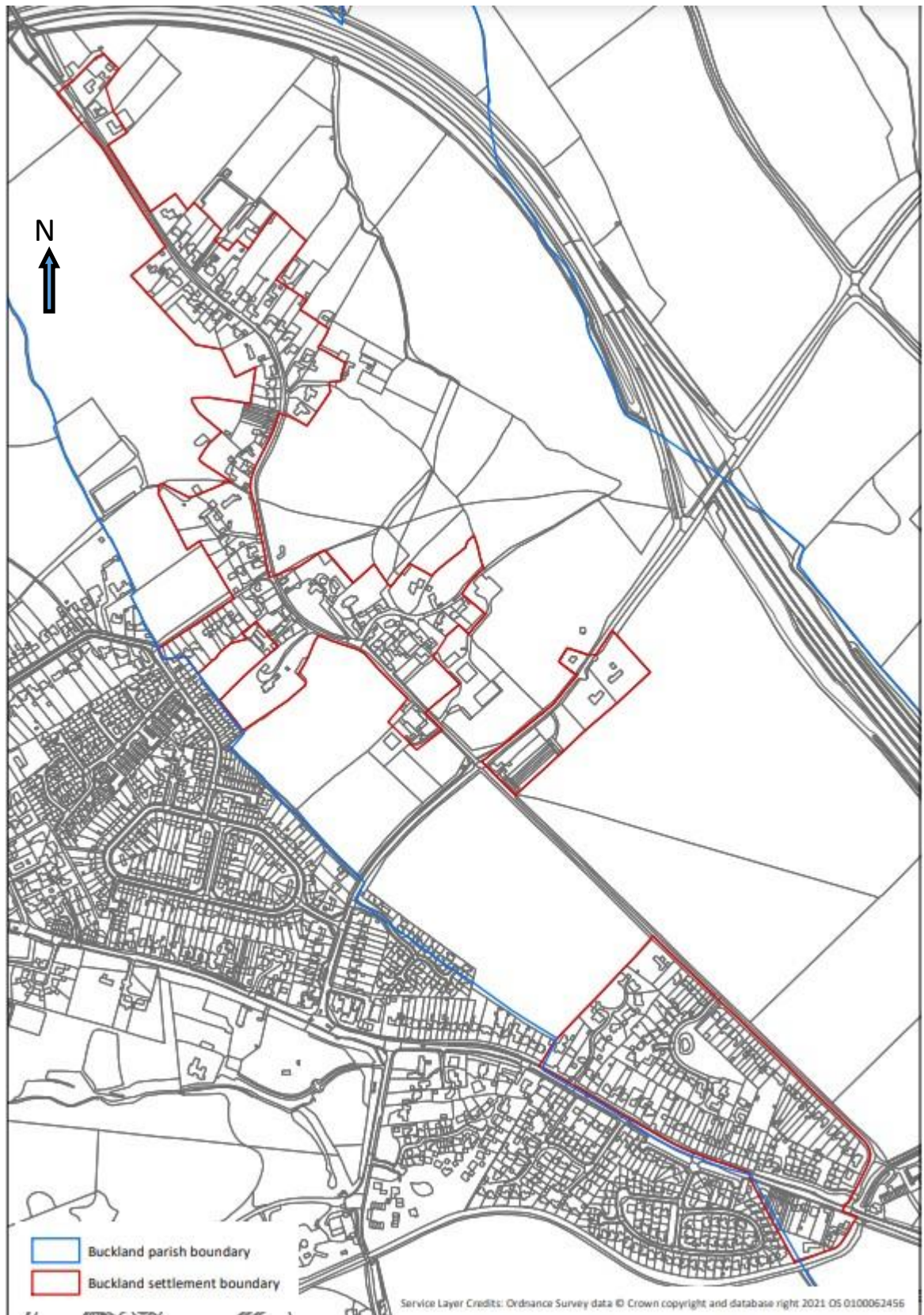
The Crong: a hairpin bend on an ancient deep lane with high banks at Northhill Wood

Dancers End SSSI: developed by the Rothschild family as a nature reserve

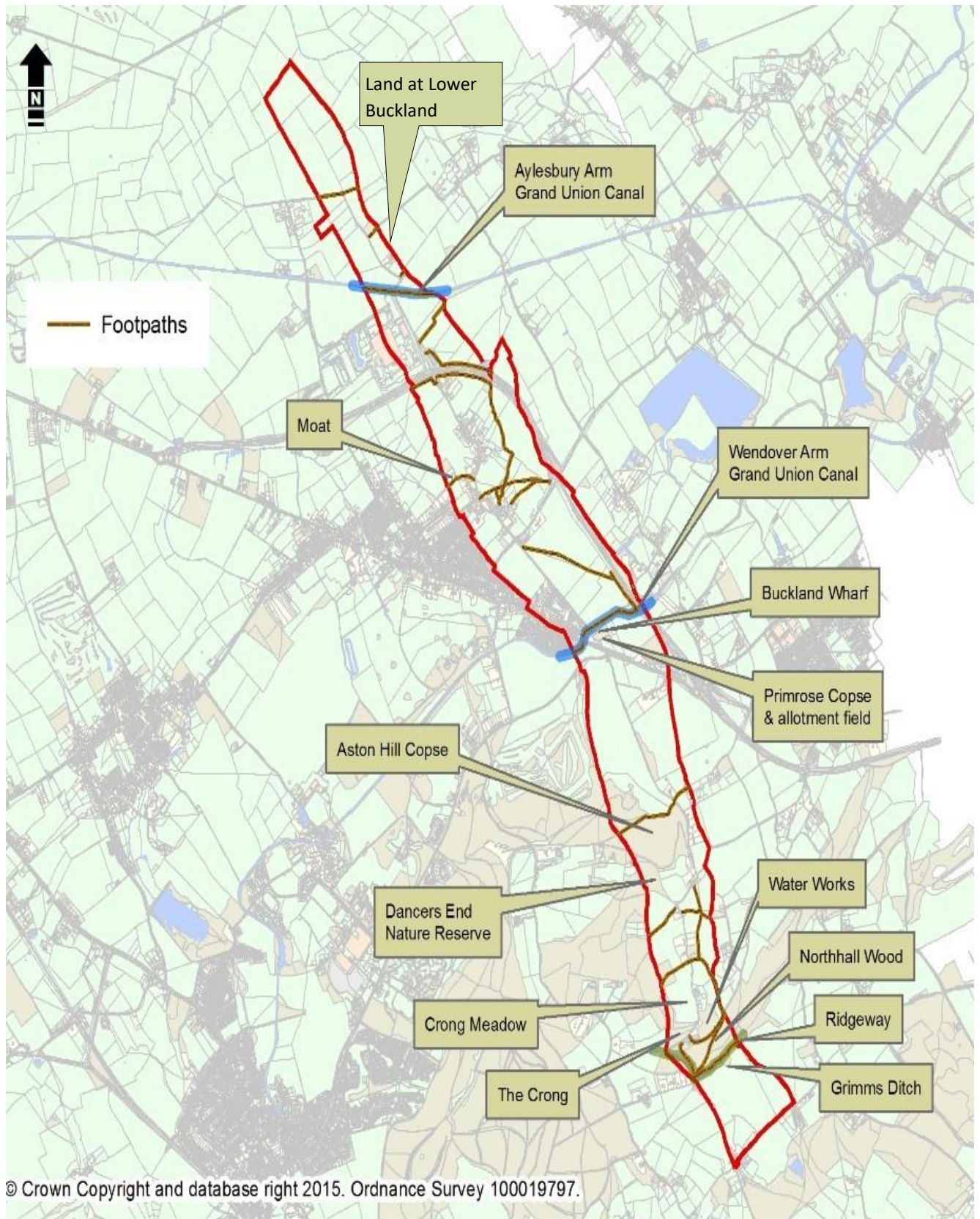
Northhill Wood: Ancient beech woodland covering steep slopes around Dancers End Valley, with many interesting archaeological features

Grand Union Canal: Aylesbury Arm and Wendover Arm: Aylesbury Arm opened in 1815 and the Wendover Arm (currently being restored) opened in 1799

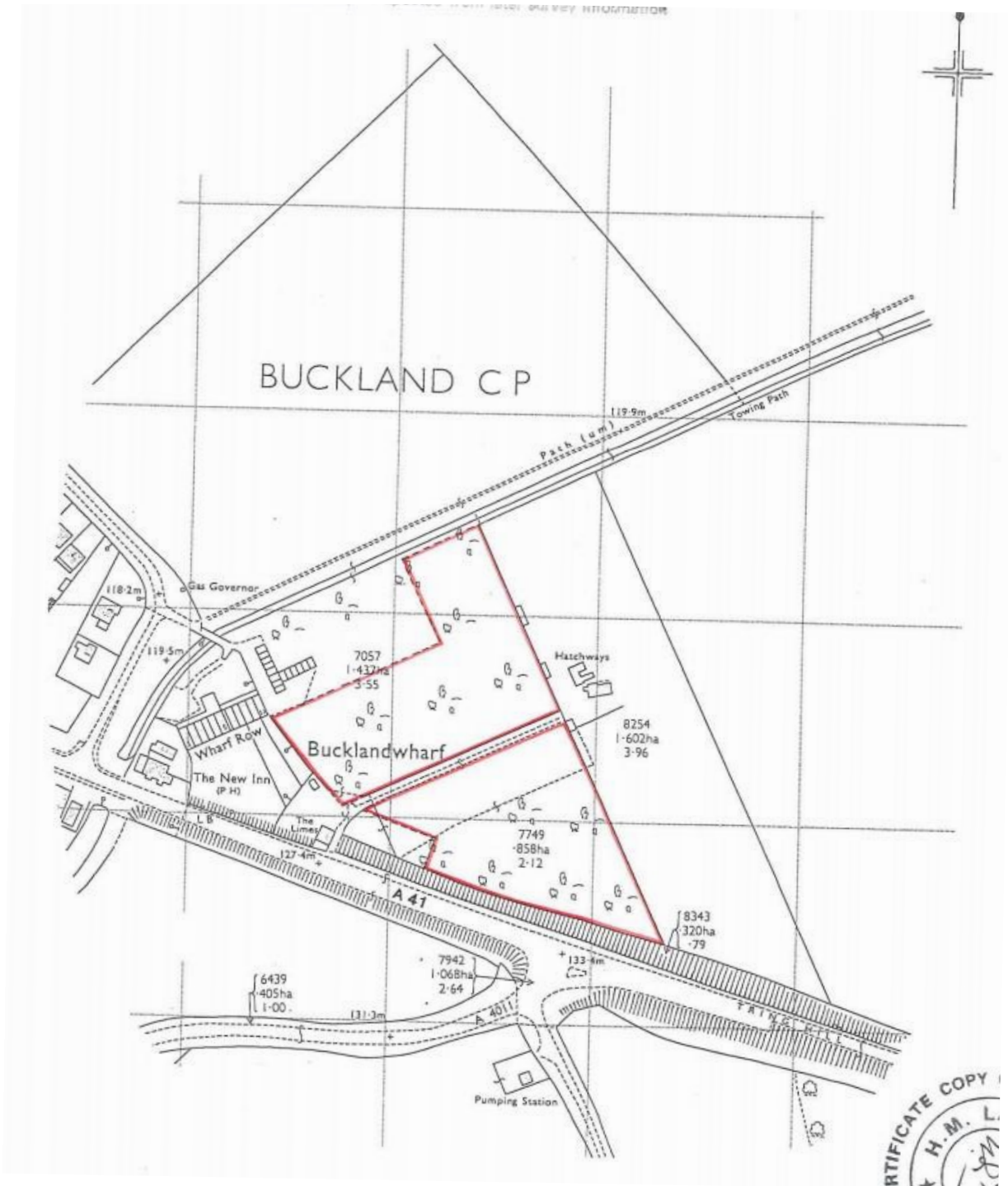
Appendix H : Settlement Boundary



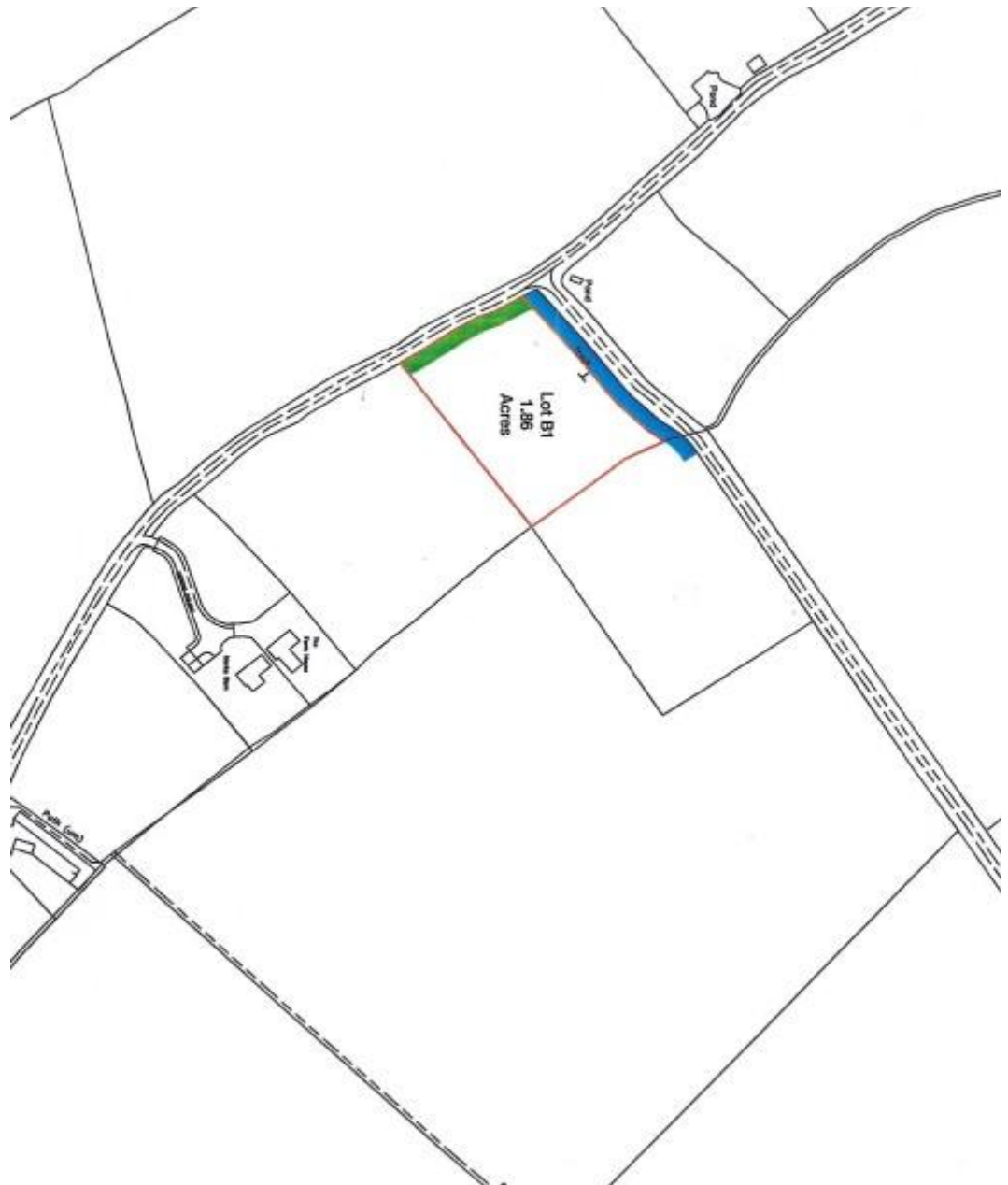
Appendix I : Leisure Areas



Appendix J: Leisure Areas Primrose Copse



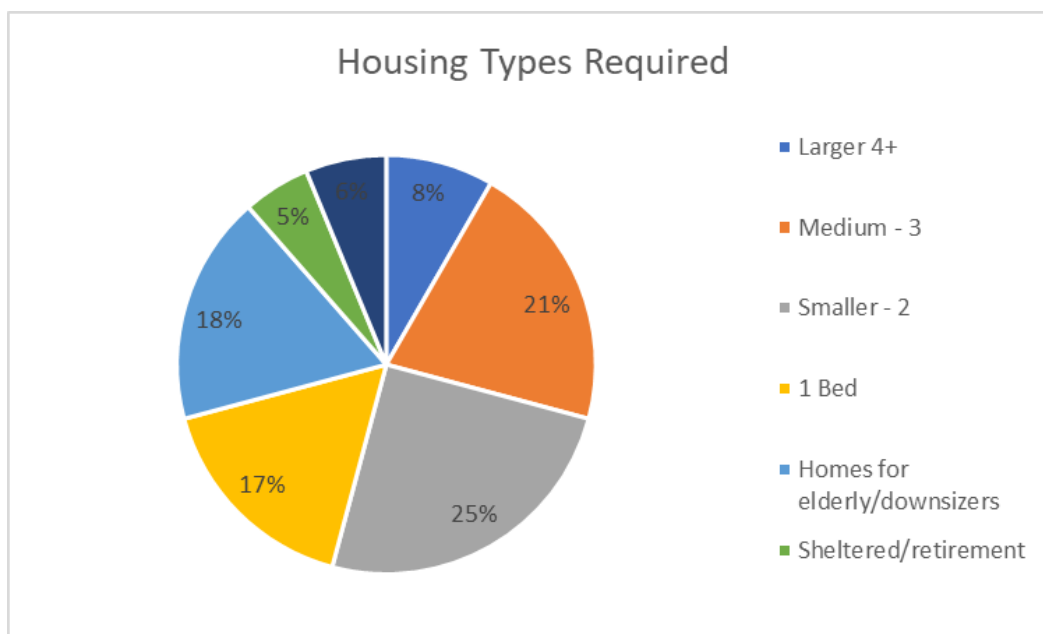
Appendix K : Land at Lower Buckland



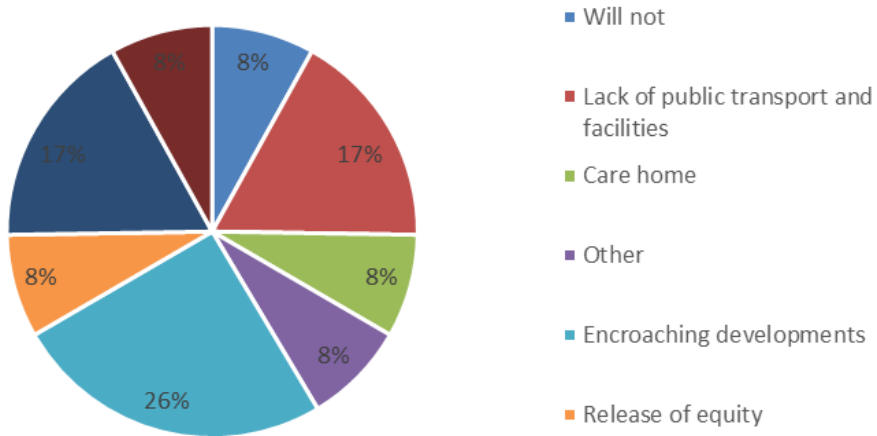
Appendix L: Housing Survey—December 2019

During December 2019, all homes and businesses in the Parish were mailed with a questionnaire which was to identify various needs for homes. Titles used for response were, 'Housing Mix—What type of new houses are required', 'Housing Needs', 'Tenure', 'Type', 'Reasons for moving', 'What is liked about the Parish', as well as, 'What is Disliked about the Parish', 'What Improvements Could be Made' and a section on Further Comments. The charts below, show the areas addressed and the needs/responses.

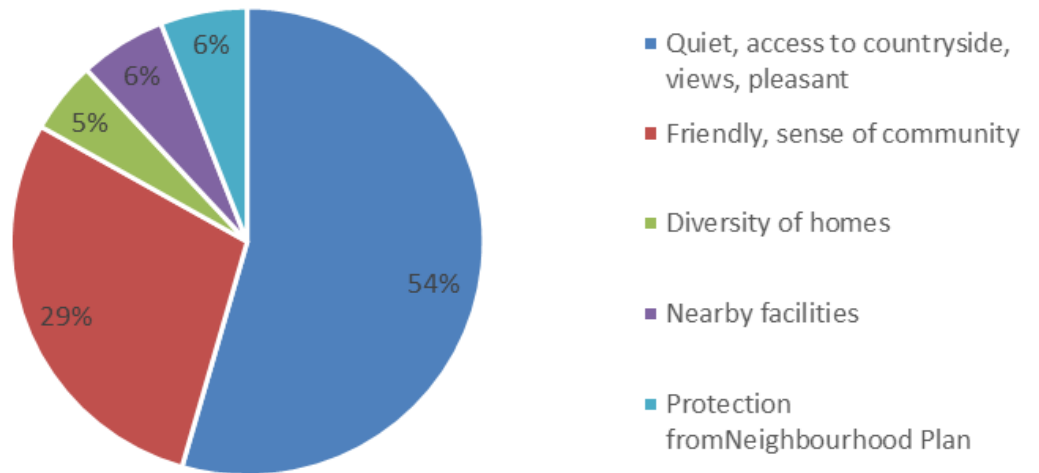
The responses here supports setting a settlement boundary.

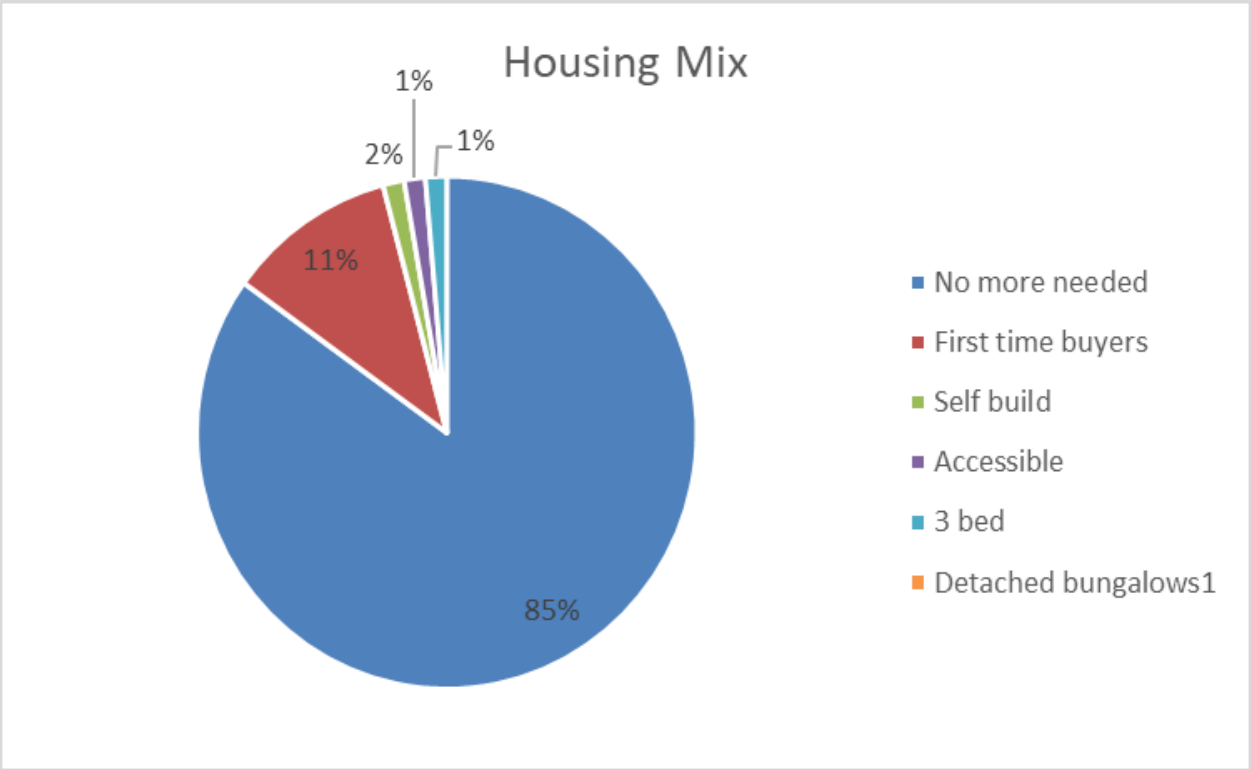


Reasons for leaving Buckland



Reasons residents like Buckland Parish





Appendix M : Census figures for 2011 and 2001

All information taken from ONS website, 2011 and 2001 census details

	2011	2001	% increase
Population	713	671	6%
Males	359		
Females	354		
Children	154		
Retired	71		
No of Households	289	270	7%
Housing			
Total no.	299	276	8%
Owner occupied*	255	249	2%
Housing Association	8	7	14%
Private rented	26	14	86%
Detached	172	163	6%
Semi and terraced	112	98	14%
Flat	15	15	0%
Employment			
Aged 16 to 74	544		
Work from home	50	9% work from home	
Travel by car	268	49% drive to work by car	
On foot	16		
Cycle	4		

* 45% (114) owned outright, 55% mortgaged

10% of population are retired, 22% are children, shows need for smaller market properties. Fact that private rented sector has increased by 86% during the last 10 years shows that more people are unable to get a foot on the housing ladder.

9% of people working from home. Supports need for Broadband and other infrastructure.

49% drive to work, which shows the pressure for car parking spaces, and the need for these to be onsite. (Two sections of the parish do not have ready access to public transport.)