



Marsh Gibbon

Neighbourhood Development Plan

October 2014



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Why this plan?

1. The Government wants people to have more say in how their communities might be protected and develop in the future. 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 village, such as where new houses might be built, how many and what type.
2. When we produced our general Parish Plan 'Marsh Gibbon - Our Future' in 2011 a number of people asked the Parish Council to produce a land use plan. The Government's initiative enables us to do this. Aylesbury Vale District Council (AVDC) formally recognised Marsh Gibbon as a 'Neighbourhood Area' on February 12 2013 for this purpose.
3. The original draft plan was subject to pre-submission consultation over a six week period from January 17 to February 28 2014 under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Marsh Gibbon Parish Council considered the responses and made some amendments and then submitted it to AVDC for its statutory six-week consultation period. It was then subject to independent examination in September and this edition incorporates the modifications required by the Examiner. It will now be put to a referendum of village residents before it is 'made' (i.e. adopted) by AVDC.
4. This plan is a Neighbourhood Development Plan and it will have legal status being part of the development plan in determining planning applications when it is finally made. Once it is adopted AVDC will determine planning applications in the neighbourhood plan area against the Plan's policies, in consultation with Marsh Gibbon Parish Council.
5. It was approved by Marsh Gibbon Parish Council on October 14 2014.

What is the plan about?

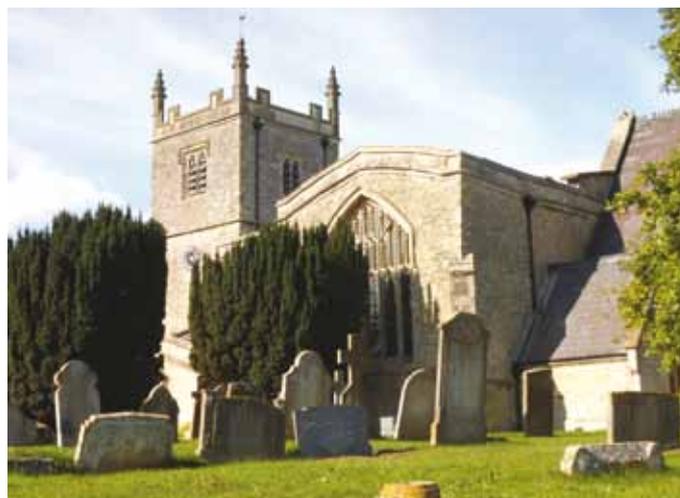
6. This plan deals with the important land use and environmental qualities of our village that were identified in the parish plan.
- It sets out a vision for the village.
 - It lists the issues to be tackled and resolved over the plan period, from 2014 to 2031.
 - It contains policies to protect our village and to enable appropriate development, to meet our needs for houses and jobs.
 - Some housing development might be appropriate, provided it meets the policies in this plan and in the current strategic plan for the whole district, the Aylesbury Vale District Local Plan ('AVDLP').
 - The Plan also contains maps of the village showing the areas protected for various reasons (Constraints & Facilities Map: appendix 1) and the areas directly affected by our policies (Proposals Map: appendix 2).

The strategic context for our plan

7. The Government has set out various national policies to be followed, in the National Planning Policy Framework ('NPPF'). In addition, the policies in our neighbourhood plan need to be in general conformity with the strategic policies set out in the adopted Local Plan. These are the saved policies from the 2004 Aylesbury Vale District Local Plan (AVDLP) which do not conflict with those in the NPPF.

8. Growth in the Vale will be concentrated in the main urban communities. In the larger villages (including Marsh Gibbon) there is expected to be limited growth. The village is a suitable location for some growth to sustain its vitality; but the level needs to be constrained due to its poor public transport connections to the nearest town (four miles to Bicester), its small to moderate population size (about 1,000 people in 400 homes) and its limited infrastructure (no medical centre and only one shop/post office).

9. The policies in our Neighbourhood Plan are in general conformity with the NPPF and are consistent with the saved policies in the AVDLP.



Our Village

10. According to the 2011 Census there were then 969 residents in over 400 households in Marsh Gibbon. This number has recently increased slightly due to fifteen new homes being created between March 2011 and March 2013.

11. Our village has a unique and splendid environment. The three oldest parts of the village are grouped around The Greyhound pub; Ware Pond and The Plough pub; and the CoE church. The buildings are largely built of stone and roofed in tiles, slate and thatch and are protected by a conservation area designation. Over the years these settlements have been linked with newer homes, work places and community buildings and land has also been left open right into the heart of the village, providing a very pleasant and contrasted environment.

12. The groupings of homes, local farms and facilities, open spaces and linking lanes and footways have allowed easy community movement and development. In consequence Marsh Gibbon is a very friendly village and we wish it to stay that way over the next 20 years and beyond.

13. In the south of the parish the River Ray and its water meadows provide an extensive landscape and habitat that has been designated as the Upper Ray Meadows Nature Reserve (an area to be protected). Long Herdon meadow, off Heet Road, in particular has been designated as a Site of Special Scientific Interest of national importance. In the centre of the village the Moat, in Moat Close (Grove Field) bordered by Moat Lane, Whales Lane and West Edge, has been designated an Archaeological Notification Site (an area to be protected).

Objectives to be achieved over the plan period

14. When residents were consulted on the Parish Plan in 2011 the need for a land use plan was identified as a key issue. This Neighbourhood Plan seeks to achieve the following objectives identified in that consultation:

- Facilitate provision of housing for the elderly and the young, that they can afford
- Facilitate land being available to accommodate jobs for local people
- Balance this potential growth with the need to protect the village environment
- Protect our open spaces and allotments; and enhance play areas
- Support the expansion of the school, with space for playing field and car parking
- Help to secure the future of a local shop
- Slow down traffic in the village and make safe provision for pedestrians
- Make appropriate provision for a changing agricultural economy.

Sustainable development

15. It is a requirement of Neighbourhood Plans that they contribute towards the achievement of sustainable development. This Plan seeks proportionate and appropriate opportunities to meet the development needs of our area by promoting sustainable development:

- by assuming growth rate which is informed by recent forecasts and projections but also builds in flexibility during the plan period;
- by allowing for some building beyond the current village boundaries;
- by seeking new homes for young families;
- by seeking new homes for elderly downsizers;
- by providing for affordable homes;
- by maintaining and respecting the existing character of the village through the protection of valued green spaces within the heart of the village and requiring new developments to be of high quality design that respects the existing character of the village.



Our vision for Marsh Gibbon in 2031

16. The sentence below encapsulates what we would like our village to be in order to meet the above objectives:

'A beautiful, green, friendly village where people can fulfil their ambitions for home, work and leisure in a safe and treasured environment.'

17. We think that the village is very like this at the moment but unplanned growth could make it more difficult to realise our vision. We have therefore set a range of policies to help to secure this vision.

Marsh Gibbon Neighbourhood Plan

The policies numbered MG1 to MG20 are those which will inform the response to planning applications once this Plan has been made.

This map shows the Neighbourhood Area we are planning for. Its boundaries are the same as the parish of Marsh Gibbon.



List of Policies

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A. Protecting and enhancing the village environment

1. Issue: Conservation and Design

Our village is fortunate to have such a beautiful built and green environment. One of the key issues raised by residents is 'how to enable the village to grow to help meet local needs whilst protecting and enhancing the environment?'

2. The three Conservation Areas in the village were approved in 1980 and the description of the environmental character is as relevant today as it was then. 'The attraction of the village lies in its meandering street pattern, the rubble limestone, clay tile and thatched buildings, the long sweeps of linking stone boundary walls and wide grass verges. Of particular interest are the farm buildings which form an integral part of the street scene.'

The following is an extract from a survey of the Marsh Gibbon Conservation Areas by AVDC's Conservation Areas Officer for the Forward Plans department in 2011:

"Design Guidance for New Development

"There are very few obvious gap sites within Marsh Gibbon. However, there has been a history of relatively successful small scale infill development within the village. Further future infill development should respect the small scale of the traditional buildings nearby, especially with regard to existing eaves and ridge heights and building spans.

"Issues facing Marsh Gibbon

"The following issues are of some concern in Marsh Gibbon:

- The installation of uPVC windows to unlisted historic buildings should be discouraged
- There is a potential risk of settlement creep. The location of any future development within the village will need to be carefully planned to make the best use of space and maintain the relatively close knit form of the settlement
- The central green space which contains the Manorial Site* (recognised as an archaeological notification site) should be retained."

[* The 'Manorial Site' is the area of Moat Close and Westbury Manor.]

Intention

The Conservation Areas are shown on the Constraints and Facilities map at appendix 1 and we wish to see their qualities safeguarded in the future and the policies in the conservation area document applied. However it is 33 years since the document was approved and the Parish Council will liaise with the District Council to secure an early review of the Conservation Area assessment, to ensure that it properly protects the village environment. The importance of the built environment is analysed in the Evidence Base (para 33) and this evidence underlies our policies.

Policy MG1: Development within Conservation Areas.

In the Conservation Areas new development will be permitted provided that it will be in harmony with existing buildings and the street scene. This is likely to require buildings to be finished in natural stone, with clay or slate tiled roofs or thatched. Buildings should be of an appropriate scale, massing and proportions so as to ensure that they are in keeping with the traditional buildings located in the Conservation Areas. Whilst the Parish Council supports green energy principles, photovoltaic panels should only be used if they would not detract from the attractive local street scene in the Conservation Areas.

Policy MG2: Distinctive Local Character.

Outside the Conservation Areas new buildings should be an asset to the street scene in terms of: quality of materials (respecting and complementing the materials used on buildings nearby); their location on a site; and their relationship with existing development.

Buildings should be no more than two storeys in height unless special circumstances can be demonstrated to prove that there will be no adverse impact on the character and appearance of the area.

3. Issue: Local Green Spaces

Important to the village environment are the two central “green lungs” of farmland that provide a backcloth to many homes and a reminder that this is a rural village.

4. Intention

The areas known as Swan Field and Moat Close, shown on the Proposals map (appendix 2), are valued by the village and will be protected by this Plan. There was strong support for keeping these areas as open space, to prevent their development, in the consultation process (see Consultation Statement).

5. Swan Field is referred to in the Conservation Areas Appraisal as having views across it that should be protected, as well having an East-West public right of way across it about 100 metres south of the Little Marsh Road frontage. (See Green Spaces section page 17 in the Evidence Base)

Policy MG 3: Swan Field Local Green Space Designation.

The middle area of Swan Field as shown on the Proposals Map – from 60 metres south of the frontage on Little Marsh Road to the northern boundary of the existing development to the south – is designated as a Local Green Space and will be retained as an open area.

6. Moat Close (also known as Grove Field) contains a notification site of special archaeological interest – a possible medieval moat. It is bounded by narrow lanes with no footways. It is referred to in the Conservation Area review as part of the “Manorial Site that needs to be retained”. (See para 2, p 8 above.)

Policy MG 4: Moat Close Local Green Space Designation.

Part of Moat Close as shown on the Proposals Map is designated as a Local Green Space and will be retained as an open area.

B. Housing

7. Issue: Number and Location of new homes In 2011 Marsh Gibbon had 969 residents in 409 dwellings. Of these 71% were owner occupied and 27% rented (2% were rent free). The proportion living in rented homes was similar compared with the rest of Aylesbury Vale (26%) and many rented homes in the village were provided by the Ewelme Trust.

Young residents (20-44 adult age group) have reduced in number since 2001 (322 down to 279). This will be due in part to the ageing of the population and probably a shortage of affordable homes for young families. In contrast the elderly age groups have increased significantly and are larger than those in the Vale as a whole (23.5% compared with 21.2%).

Forecasts for national demographic change between 2008 and 2033 show that the elderly age group (65+) could increase from 16% to 23% of the total population, that is nearly half as many more. This will affect Marsh Gibbon as we already have a larger than average middle-aged group of residents and our elderly group is similar to the forecasts for 20 years hence. A more detailed analysis of household change is set out in the Evidence Base report; together with the results and conclusions from a Housing Needs Survey by Community Impact Bucks in January 2014.

8. Rationale re Sites

This Plan does not identify specific sites for housing development. There are however a few potential sites capable of accommodating five or more dwellings that have been previously proposed by the landowner/s. In order to avoid pressure on the Local Green Spaces and to avoid an over-dense concentration of houses within the current village boundaries we will consider development on the fringe of the current built environment curtilage. However the scale of these permitted developments must respect the lack of infrastructure in the village, such as its poor public transport provision, the absence of a doctors’ surgery, limited parking space, narrow roads and lanes.



Policy MG5: Developing on the Boundary of the Village.

Applications for development on land contiguous with the current boundaries of the built environment of the village will be supported in principle provided they do not create ribbon development; and do not adversely intrude on the views in and out of the village identified in the Conservation Areas Appraisal.

9. New builds on infill sites should complement the streetscape and in developments of more than four units it will be important to include an area of green open space to reflect the character of existing developments. Applicants will need to make arrangements for the maintenance of this open space, for example by setting up a management company paid for by the residents to manage it.

Policy MG6: Infill Housing Development.

New homes on infill sites will be permitted where the proposal respects their immediate environments and their design maintains and contributes to local distinctiveness. Where the development comprises more than four units the homes should be grouped to allow a small landscaped area for use by the development residents whilst maintaining the privacy of the houses.

10. Issue: Types and Phasing of new homes

Community consultation identified that Marsh Gibbon has specific needs for accommodation for young families and for the elderly. This is demonstrated by the findings of both the 'Evidence Base' document supporting the Plan and the 2014 Housing Needs Survey undertaken by Community Impact Bucks.

The Evidence Base shows specifically how the 60-74 year age group has increased significantly since 2001, now representing nearly 17% of the population compared with just over 11% then. The older age groups in Marsh Gibbon are significantly larger than in the rest of Aylesbury Vale. The 60-74 group could increase to 23% if national forecasts are realised here.

The report 'Top of the Ladder' published by Demos in 2013 highlighted the need to release homes occupied by elderly residents at the larger end of the range, to enable younger families to move up the housing ladder, by providing suitable lower cost homes for the elderly to downsize to without having to leave the area.

Key concerns of our local community from the Parish Plan consultation were: that new development should provide a mix of homes; and in particular meet the needs of local young families and the elderly.

The Marsh Gibbon Housing Needs Survey in 2014 identified the high demand for low cost housing, with the most popular options for new housing to be:

- 2 and 3 bedroom homes available on the open market;
- homes for elderly downsizers available on the open market;
- affordable homes for local people.

Policy MG7: Meeting Local Needs.

Applications should include a mix of houses in size and type, reflecting the existing and projected needs in the village. Specific regard should be had to the need for low-cost market housing, as well as the needs of young families looking for 2 and 3 bedroom properties and of a growing ageing population in the village and the corresponding need for more homes suitable for lifetime occupation by the elderly.

11. The 2014 Housing Needs Survey shows that a small scheme of around 6 affordable homes would be of benefit to the community within the Plan period. The most recent evidence for affordable housing needs assessment is set out in the Housing and Economic Growth Assessment (HEGA) (2011). Viability evidence is detailed in the Vale of Aylesbury Plan Stage 1 Viability report, which supports the policy below. The HEGA sets out an overall annual estimated district need for affordable housing of 588 units, demonstrating a deficit of affordable housing in the District with need exceeding the supply coming forward each year. To maximise the provision of affordable housing and take into account that most developments are likely to be small developments, a sliding scale of provision is most appropriate.

Negotiations will have regard to:

- Viability of development
- Availability of housing grants
- Location and character of the site and its suitability for affordable housing.

Policy MG 8: Affordable Homes

Provision will be sought for affordable housing as follows:

- a) Residential developments of below 5 dwellings gross should provide a financial contribution equivalent to 20% onsite provision to facilitate off-site provision of affordable homes.
- b) Residential developments of between 5 and 14 dwellings gross should include at least 20% of dwellings as affordable onsite. Where onsite provision is impractical, developments should provide a financial contribution equivalent to 25% on-site provision to facilitate off-site provision of affordable homes;
- c) Whilst sites will normally be of small scale, if sites of 15 or more dwellings gross come forward, at least 35% of dwellings should be provided as affordable onsite;

Open book calculations will be required where there is divergence from the policy requirements above.

12. Some of the new homes in the parish may be on developments within the village and on the edge of the village. Where permission would not normally be granted, rural exception sites may be appropriate in accordance with Policy GP4 of the Aylesbury Vale District Local Plan. Such rural exception sites may be allowed in order to achieve affordable rents or shared ownership schemes, now that a need has been demonstrated by the 2014 Housing Needs Survey.

13. The Parish Council will consider setting up a Community Land Trust in order to provide some of the required homes identified by the Survey and in the preceding consultation; in addition to the rural exception sites and those built by developers.

14. A lower density of housing is more appropriate than would be the case in urban development, to respect the local distinctive character of the rural village.

Policy MG9: Density of all housing

Applications will be permitted that respect the rural nature of the village by allowing a density of up to 25 dwellings to the hectare.

15. Because it is the Parish Council's policy that new homes should be largely for local use it is important that development is phased over the Plan period to deliver the housing as the needs arise. (Further information is in the Evidence Base paras 18 and 19 and in appendix 1)

16. Completions have averaged 3.5 per year over the last 20 years. This is the same number of new homes as people said they wanted, to meet local needs, when we consulted the village in 2011. The timing of new development should reflect the organic growth needs of the community and have regard to the existing size of the population, as well as to the limited provision of transport and community infrastructure.

C. Employment

17. Issue: Encouraging local businesses

In the Parish Plan support was strong for accommodating local business development, for a limited expansion of employment areas to meet local needs, and for a positive approach to enable farms to diversify.

18. Intention

New business expansion employment development should be sensitively located and not create additional traffic problems (see Traffic and Transport section in appendix of Non-Land Use Guidance. This Plan addresses the land use aspects of these aims.

Policy MG 10: Small scale Businesses.

Applications to expand their premises from businesses (in B1, B2 and B8 use categories) within the neighbourhood area will be supported, provided they do not damage the residential environment and do not create significant additional traffic. Applications will be particularly encouraged if they offer employment opportunities to local people.

Policy MG 11: Relocation of Businesses.

Proposals to redevelop a site, where existing employment uses are inappropriately located in the village and causing traffic congestion and visual intrusion, will be supported if based on less intrusive uses, provided there is no net loss of employment.

19. Issue: Farming

The farming economy and operations have changed substantially over the past few decades but productive use of the land is essential to the national and to our local economy.

20. Intention:

Farms also provide the attractive landscape that surrounds our village, a focus for walks and recreation. They keep children in contact with the sources of food. It is essential that the farming economy is secured and to do this diversification in the use of buildings and some land may well be necessary.

Policy MG 12: Reuse and Relocation of Farm Buildings.

Applications for new uses of redundant traditional farm buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming.

Applications for the relocation of farm buildings to sites better able to be accessed by heavy farm traffic will be supported.

D. Car parking

21. Issue: Provision of adequate parking

It is evident that many families can have three or more cars parked outside their homes, especially as families grow and, if we are to protect our environment, it is only sensible that new development should make provision for this need.

22. Rationale

Public Transport in villages is inevitably limited, bearing in mind the economies of bus service operation; and car ownership for most residents is a necessity. This Plan provides for parking standards at levels that conform with or exceed those recommended by the County and District Council.

23. Intention

On-site car parking should be provided in new development to avoid cars being parked on the road, on pavements and on grass verges, detracting from the environment and creating danger for pedestrians.

Policy MG13: Providing Parking Spaces

New homes with one or two bedrooms should be provided with at least two car spaces on plot. For new homes with three or more bedrooms each property should be provided with at least three car spaces on plot.

Where it is difficult to meet all the parking requirements on plot, for example proposals for terraced housing with narrow frontages, additional parking in bays or service roads in front of the properties will be considered acceptable to help meet the parking standards – providing they are built to Secured by Design standards and are clearly visible from the properties they serve.

Policy MG14: Private Visitor Parking.

Where proposed schemes comprise a group of four or more dwellings served with a common access road, provision should be made for visitor car parking.

24. Employment uses generate more car parking need than is provided on site and the provision needs to be considered carefully in such cases.

Policy MG 15: Business Traffic.

Businesses and other organisations should make car parking provision for staff and visitors in consultation with the District Council. For a new employment site provision should be made for the unloading and turning of delivery vehicles within the site.

25. Issue:

Inconsiderate parking by parents delivering and collecting their children to/from school creates congestion and potential danger in the narrow roads of Castle Street, Swan Lane and Station Road.

Policy MG 16: Access and Parking for School.

Proposals that increase pupil numbers at Marsh Gibbon CoE School will be supported when accompanied by provision of convenient off-street parking for parents when delivering and collecting their children.

New developments that assist the expansion of the School will be supported, subject to the results of a traffic impact assessment being acceptable.

E. Community facilities in buildings

26. Issue: Retaining our facilities

Our village has the good fortune currently to possess a school, a shop, two pubs, a village hall and two churches; but these may come under threat.

27. Intention

These facilities provide focus for village life and we wish to see them retained and prosper.

Policy MG 17: Protection of Community Facilities.

Applications for new development should not prejudice the retention of the school, a shop, public houses, the village hall and churches – rather they should help them prosper.

If the present shop should close the Parish Council would wish to see the use retained in the existing building, on another site central to the village, or as part of a new development similarly located.

Proposals will be supported that would help to secure the economic future of our two public houses and the village hall and to retain our two churches.

F. Community recreation areas

28. Issue: Protecting and enhancing recreation

The village has a children's playground, an all-weather pitch, tennis courts, a cricket and football field, and three allotment sites; but there could be pressures on them.

29. Intention:

These areas are identified on the Constraints and Facilities map and the Parish Council wishes to see them well used and protected from development unassociated with their current uses.

Policy MG 18: Enhancing, Protecting and Provision of New Recreation Facilities.

Proposals that enhance and protect existing community recreation areas will be supported.

Proposals for new green infrastructure as part of public open space with recreation facilities for the benefit of the local community will be supported.

G. Our natural environment

30. Issue: Importance of Trees and Hedgerows

The village is fortunate to have many mature trees that help provide a green landscape for the environment. Many of the trees are protected by the Conservation Areas provisions or by tree preservation orders; but how can this essential feature of the village character be maintained and enhanced.

31. Intention:

The Parish Council wishes to see trees and hedgerows retained and protected and for further trees to be planted to maintain our green village for future generations. The Council will initiate a survey of significant trees in the Conservation Areas to assess them.

Policy MG 19: Enhancing, Protecting and Provision of new Natural Environment Habitats, Trees and Hedgerows.

Proposals which are accompanied by a Tree and Hedgerow Survey will be supported when the designs demonstrate sympathetic development around trees of high or moderate quality in accordance with current BS5837 national best practice. Proposals will be supported that are landscaped and include planting trees that respect the local distinctive landscape character and the proposed development.

Proposals will be supported that can demonstrate net gain in biodiversity in accordance with the DEFRA Biodiversity Impact Calculator.

H. Infrastructure

32. Rationale

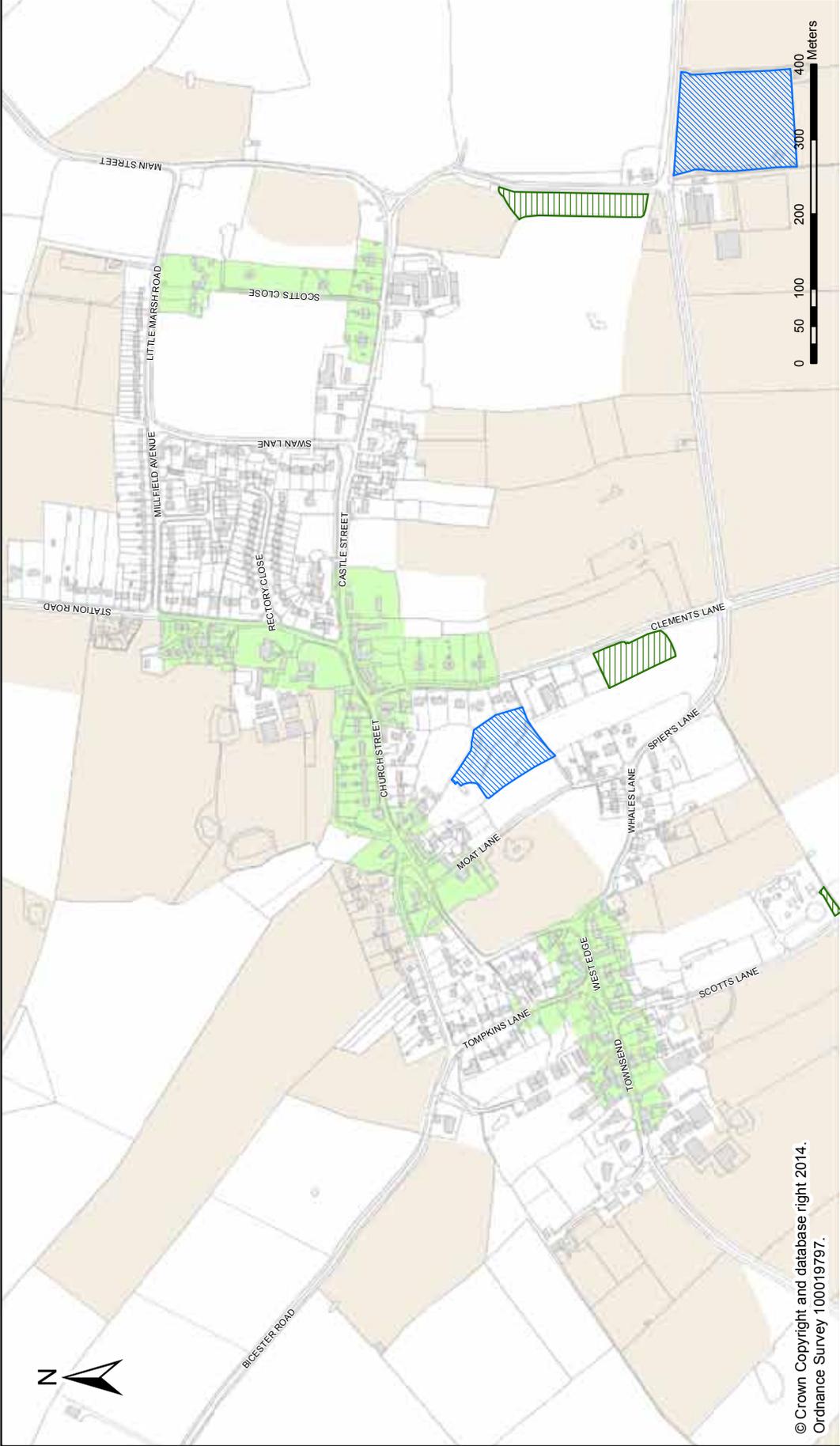
Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided. Thames Water must also be consulted regarding proposals involving building over or close to a public sewer. Developers should engage with Thames Water at the earliest opportunity.

Policy MG 20: Water and Waste.

Developers will be required to demonstrate that there is adequate wastewater and water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. It may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing wastewater and water infrastructure.

Appendix 1

Constraints and Facilities Map



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Ordnance Survey 100019797.

Marsh Gibbon Neighbourhood Development Plan
Constraints and Facilities Map

Marsh Gibbon NDP

- Conservation Area
- Allotments
- Archaeological Notification Areas
- Recreation Areas

Appendix 2

Proposals Map



Appendix 3: Non Land Use Guidance

These are further matters to be considered alongside the Plan Policies, showing the parish council's intentions and wishes in these areas.

1. Faster Internet.

The need has been identified for businesses in particular (as well as domestic users) to be able to access the Internet with faster broadband connections via their telephone lines. Proposals to develop or redevelop a site should make provision for high speed broadband to serve it, enabling businesses and domestic users to have faster access to the Internet.

2. Traffic and Transport Volume of Traffic and Safety

The Parish Plan consultation identified several transportation problems:

- Heavy lorries short-cutting through the village and speeding cars, both of which cause danger to other local road users and pedestrians
- Lack of a safe and continuous pavement network, especially at West Edge
- A growing problem of cars parked on the village streets, obscuring views for safe overtaking and spoiling the environment.

Intention

The Parish Council is working with the County Council to reduce speeds and helped to fund two Vehicle Activated Signs on the Blackthorn Road and Station Road approaches to the village. We would like to see some of the village roads surfaced in a different tarmac to give a different feel to the street scene. A light coloured surface has been used in villages in other counties, and the Council will pursue this with the County Council as part of an initiative to secure quality road surfacing and reduce speeding. The Parish Council will oppose any increase in traffic through the village that might be generated by major developments.

Issue: Walking in the village

Residents – mothers and children in particular – should have safe access to school, a shop and the recreation areas. The Parish Council wishes to see safe and continuous pavements wherever possible in the village, as referred to in the Parish Plan.

Monitoring progress

Issue: Updating the Plan

This Plan and its policies have been prepared to deal with issues raised by our residents and to secure the objectives that have been agreed.

Intention

It is important to check that we make progress to meet these objectives and that the Plan is soundly based on the most up to date information.

- The Parish Council will report on how the Plan is being implemented and will review the Plan every five years to secure the views of local residents and to update the Plan if necessary. This will include a review of the phasing of development, the matching of homes to local need and the effectiveness of the Plan policies.
- The Parish Council will take into account the results of regular monitoring information when considering development applications both prior to and after any review of the Plan.

Contact details

To raise any questions about this Plan, please contact the Clerk to Marsh Gibbon Parish Council:

either by email to Clerk@MarshGibbon-PC.gov.uk;

or by writing to the Clerk at:

I Darley's Close
Grendon Underwood
Buckinghamshire
HP18 0SE

Abbreviations Used/Glossary

AVDC = Aylesbury Vale District Council, responsible for development plans, planning applications, etc - funded by our council tax

AVDLP = The Aylesbury Vale District Local Plan, the extant local development plan at the time this Plan is published.

Affordable Housing = Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes." (Definition from AVDC)

BCC = Bucks County Council, responsible for education, roads, adult social care, etc – funded by our council tax

Ewelme = the Ewelme Trust charity owns land, farms, homes, the pubs and two allotment sites in Marsh Gibbon

Footpath/footway/pavement = a 'footpath' is a public right of way across fields; a 'footway' is a pedestrian route; a 'pavement' is a man-made route for pedestrians, eg beside the road

LAF = Local Area Forum, the County Council meeting of the group of parishes in the Waddesdon area

MGPC or PC = Marsh Gibbon Parish Council

MGS = Marsh Gibbon Church of England School

MGVH = Marsh Gibbon Village Hall, managed by a committee of representatives of the village organisations that use it

NPPF = National Planning Policy Framework, introduced by the Government in Spring 2013, setting out a new, simpler approach to planning, stating that new development should normally be encouraged

Parish Plan = Document entitled 'Marsh Gibbon – Our Future' produced by MGPC in 2011 following consultation with the village (aka Village Plan)

Acknowledgements

Marsh Gibbon Parish Council thanks for their help in the production of this Plan: Locality for funding the process; AVDC for professional planning input and help with the maps; Planning Aid England for advice and support; G L Hearn for housing need projections; the independent examiner; our Parish Clerk and the members of the Plan Action Committee for the entire project.