

NEW HOMES AT CHURCH ROAD, Ivinghoe

Policy Context



CALA Homes have been working with Buckinghamshire Council on developing sensitive and well-designed proposals that complement Ivinghoe and the surrounding countryside.



One of the key objectives of National planning policy set by the Government is to significantly boost the supply of homes. At a local level, new residential development is supported throughout the Emerging Vale of Aylesbury Local Plan (VALP) 2013-2033, with the Local Plan setting a total of at least 28,600 new homes to be built in the period up to 2033.



The new Local Plan states the primary focus of growth and investment will be at Aylesbury, Buckingham, Winslow, Wendover and Haddenham supported by growth at other larger, medium and smaller villages. Ivinghoe, is identified as larger village in both the current and the new Local Plan and as such is considered a sustainable location for growth and investment.



The adopted Ivinghoe Neighbourhood Plan 2018 sets out that housing development within the settlement boundaries of Ivinghoe and Ivinghoe Aston will be supported in principle subject to the sensitive design and scale of proposals and impacts upon landscape and heritage conservation.



The proposed scheme will make a valuable contribution to local housing need, and the site represents a logical location for development within Ivinghoe. It is in close proximity to the village centre and the enclosed nature of the site means it would be well screened from sensitive heritage assets and listed buildings, whilst still being perceived as part of the existing settlement area. The design will seek to retain and where possible enhance the existing mature landscape features within the site, such as the mature boundary trees and hedgerows to help blend the proposals into the landscape.



We understand that proposals for new homes often raise questions from the local community and existing residents. CALA is committed to consulting fully with the local community, and this consultation forms part of that commitment.