



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, THE BUCKINGHAM CENTRE,
VERNEY CLOSE, BUCKINGHAM MK18 1JP

Telephone/Fax: (01280) 816 426

Email: office@buckingham-tc.gov.uk
www.buckingham-tc.gov.uk

Town Clerk: Mr. C. P. Wayman

30 May 2017

Councillor,

You are summoned to an Interim meeting of Buckingham Town Council to be held on **Monday 5th June 2017 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.

Mr. C. P. Wayman
Town Clerk

Please note that the Full Council will be preceded by a Public Session in accordance with Standing Order 3.f, which will last for a maximum of 15 minutes.

AGENDA

1. **Apologies for Absence**
Members are asked to receive apologies from members.
2. **Declarations of Interest**
To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.
3. **Presentation: Weston Homes; amendments to 16/03138/APP, land to the rear of Hamilton House [Summerhouse Hill]**
To receive and discuss, without prejudice to an eventual formal amended plan application, a presentation from Weston Homes. A letter and email from the applicant and indicative plans are attached, together with a short comparison with the previous plan for information.
Appendix A
4. **New Application - 17/01940/APP**
Land at Lace Hill, London Road
Erection of part two storey part three storey 64 bed care home with associated access, parking and landscaping.
Montpellier Estates Ltd & Hallam Land Management Ltd.
A briefing note is attached
IM/07/17
5. **Amended Plans - 16/02641/APP**
Hamilton Precision Ltd., 10 Tingewick Road
Demolition of existing Class B2 warehouse and construction of 51 residential units with access and associated parking
Taylor French Developments & Hightown Housing Assⁿ.
A briefing note is attached.
IM/08/17
6. **Representatives on Outside Bodies 2017/18**
To review and agree representatives to organisations per the attached list
Appendix B
7. **News Releases**



Twinned with Mouvaux, France



8. Chairman's Announcements

9. Date of next Meetings:

Full Council

Interim Council

Monday **26th June** 2017

Monday **24th July** 2017

To: All Councillors

WH163/SAH/MS/4.1

23 May 2017

Mr C P Wayman
Town Clerk
Buckingham Town Council
Town Centre Offices
Buckingham Centre
Verney Close
Buckingham MK18 1JP



The Weston Group
Business Centre
Parsonage Road, Takeley,
Essex CM22 6PU
Telephone: 01279 873333
Email:
info@weston-homes.com
Web site:
www.weston-homes.com

London Office:
10 Portman Square
London W1H 6AZ
Telephone: 0203 096 7238

Dear Mr Wayman

**Re: Residential Development Comprising 38 Dwellings
including Parking, Cycle and Refuse Storage and
Associated Landscape Works
Land to the Rear of Hamilton House, West Street,
Buckingham
Planning Ref: 16/03138/APP**

I write to you with regard to the above-mentioned planning application, which Weston Homes prepared and submitted in August 2016.

You may be aware that Weston Homes purchased the site with a planning consent already in place for 49 dwellings. However, upon marketing the first phase of the development, we very quickly realised that the houses would prove difficult to sell despite the attractive appearance of the scheme. We therefore discounted the houses by approximately 25% (we started marketing at £450,000 and reduced prices to £340,000), but have been unable to sell some of those already built.

Ultimately this led us to prepare a revised application for 38 apartments (24 one-bed, 12 two-bed and two three-bed units) on the second phase of the development in lieu of the 27 dwellings (12 houses and 15 apartments) for which consent was originally granted. However, we understand that the Town Council Planning Committee had a number of concerns when it was circulated for consultation. We have therefore been working hard to find an agreeable solution and have drawn up an indicative scheme (copy enclosed) for 36 apartments. This is a reduction of two units against the current submission, with a revised mix comprising 20 two-bed and 16 one-bed units. We have also incorporated an additional four car parking spaces, meaning a total of 53 spaces are proposed to serve the 36 units.

CELEBRATING
30
YEARS



INVESTOR IN PEOPLE

Directors

R.P. Weston (Chairman)
S.P. Bickel BSc. (Hons)
M.W. Alden
S.R. Thomas A.C.A.
J.G. Wood
J.R. Lewis
J.E. Stock
L.S. Trott
D.N. Wylie BSc. (Hons)
S.A. Hatton BA. (Hons) PG Dip
M. Hughes
G.J. Newsome
J.T. Anderson

R.J. Downing LL.B (Non Executive)
M A Chapman (Non Executive)
S. Miles-Brown FRICS (Non Executive)

Registered in England and Wales
No 02133568



We trust that the alterations we have made go some way towards meeting local concerns and would very much like the opportunity to meet with yourself and Members of the Town Council Planning Committee to discuss our proposals in more detail. To this end, we understand that your next Committee Meeting is to be held on Monday 5 June and wondered whether you would be agreeable to our attending that meeting.

We would very much appreciate your assistance with this matter and look forward to hearing from you. My e-mail address is steven.hatton@weston-homes.com, direct dial: 01279 873272.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steve Hatton', with a horizontal line extending from the end of the signature.

Steve Hatton
Planning and Design Director
Weston Homes Plc

Copy to:

Ms S Kitchen, Development Management Manager, Aylesbury Vale District Council
Mr R Newall, Senior Planning Officer, Aylesbury Vale District Council

Planning

From: Planning <planning@buckingham-tc.gov.uk>
Sent: 30 May 2017 10:06
To: planning@buckingham-tc.gov.uk
Subject: FW: FW: Land to Rear Hamilton House, West St. Buckingham - Ref. 16/03138/APP
Attachments: WH163_16_P_35.02.pdf; WH163_16_P_10.02 Rev_A.pdf; WH163_16_P_25.01 Rev_A.pdf; WH163_16_P_35.01.pdf

From: Mark Smith [<mailto:mark.smith@weston-homes.com>]
Sent: 26 May 2017 18:02
To: planning@buckingham-tc.gov.uk
Cc: Nina Stockill; Peter Luder; Steven Hatton; David Poole; Roger Newall
Subject: Re: FW: Land to Rear Hamilton House, West St. Buckingham - Ref. 16/03138/APP

Dear Katharine

Please find attached drawing showing the indicative scheme we wish to discuss at the upcoming 5th June meeting.

The scheme comprises the following mix of units,

- 16 No. 1 Bed Apartments (45%)
- 20 No. 2 Bed Apartments (55%)
- **36 No. Apartments Total**

This would represent a reduction of 2 units in total from the previous application scheme, of which significantly, a drop of 8 No. 1 bed units.

To serve these apartments we would propose to provide 53 No. Parking spaces, which would comprise,

- 11 No. Tandem bays (22 spaces)
- 31 No. individual bays
- **53 No. Parking spaces Total**

This represents an increase of 4 spaces over the previous application scheme, and would only be 3 spaces short of the maximum policy compliant provision.

Drawing ref. WH163/16/P/10.02 Rev_A shows how we would propose to include 4 No. new parking spaces within the site landscaping including an additional space in the South-West corner of the site between the tree line on the Western boundary, 2 additional spaces to the road side South of Block 2 and 1 additional parallel space to the South-East of the block.

Drawing ref. WH163/16/P/25.01 Rev_A shows how the revised unit mix and layout would be achieved without any amendment to the original approved footprint, layout, window positions or appearance of the streetscenes. The areas of the block that have been amended, which are minimal, are shown without internal apartment layouts, as we are still in the process of finalising these.

Drawings ref. WH163/16/P/35.01 and 35.02 show the street facing elevations of the proposed block. These have not had to be revised from the previous application submission, due to the limited nature of the revisions.

I trust that the above is sufficient as a covering note to attach with the drawings and agenda on Tuesday morning. Should you require any further details however before Tuesday, please contact me via e-mail or phone 07966422923 over the weekend.

Regards

Mark Smith

Mark Smith
Senior Architectural Designer
Weston Homes Plc



Office: 01279 873333

Direct Dial: 01279 873207

E-mail: mark.smith@weston-homes.com

www: www.weston-homes.com

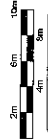
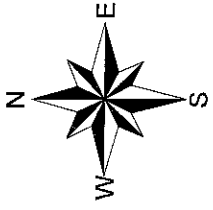
Weston Homes PLC

The Weston Group Business Centre, Parsonage Road, Takeley, Essex, CM22 6PU.

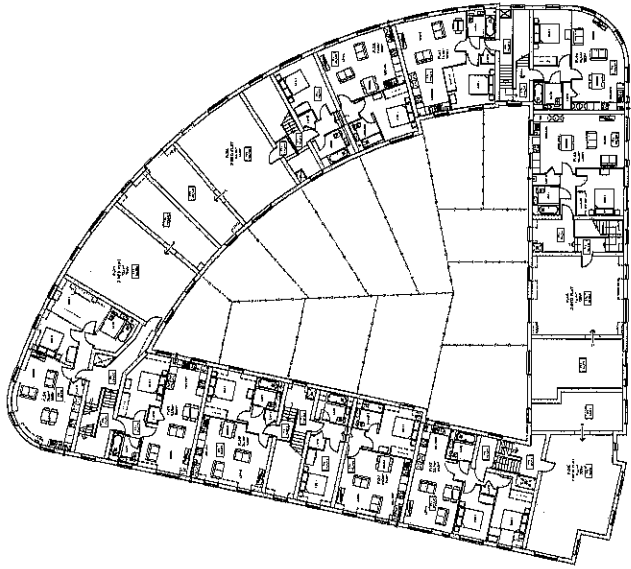
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Weston Homes PLC is a company registered in England and Wales with company no. 2133568

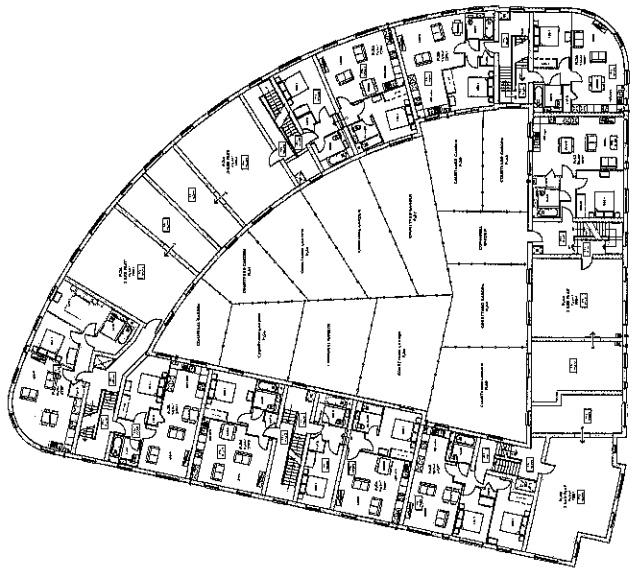
STOP - THINK BEFORE YOU PRINT - Please consider the environment before printing this email.



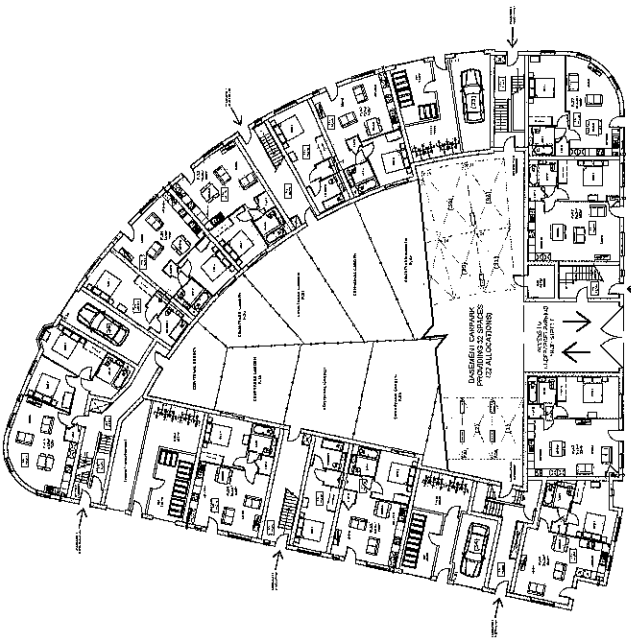
PLANNING ISSUE	
The Block 2, Block 23-28 Floor Plans for Proposed	
Location: London, UK, Huddersfield	
Date: 17/05/2016	
Year: December 2016	
Drawn by: [Name]	
Checked by: [Name]	
Scale: 1:1000 @ A1	
 Hatchers Surveyors Ltd 11, The Arcade, Huddersfield, West Yorkshire, HD1 1TA 01484 474444 www.hatchersurveyors.co.uk	



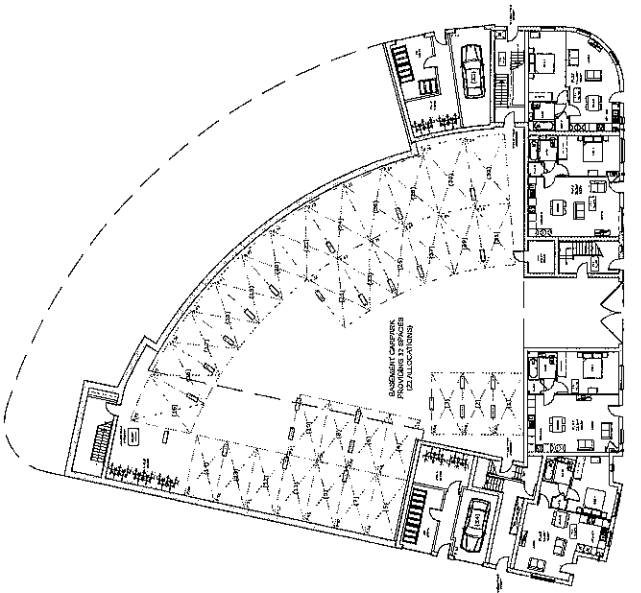
SECOND FLOOR PLAN AS PROPOSED



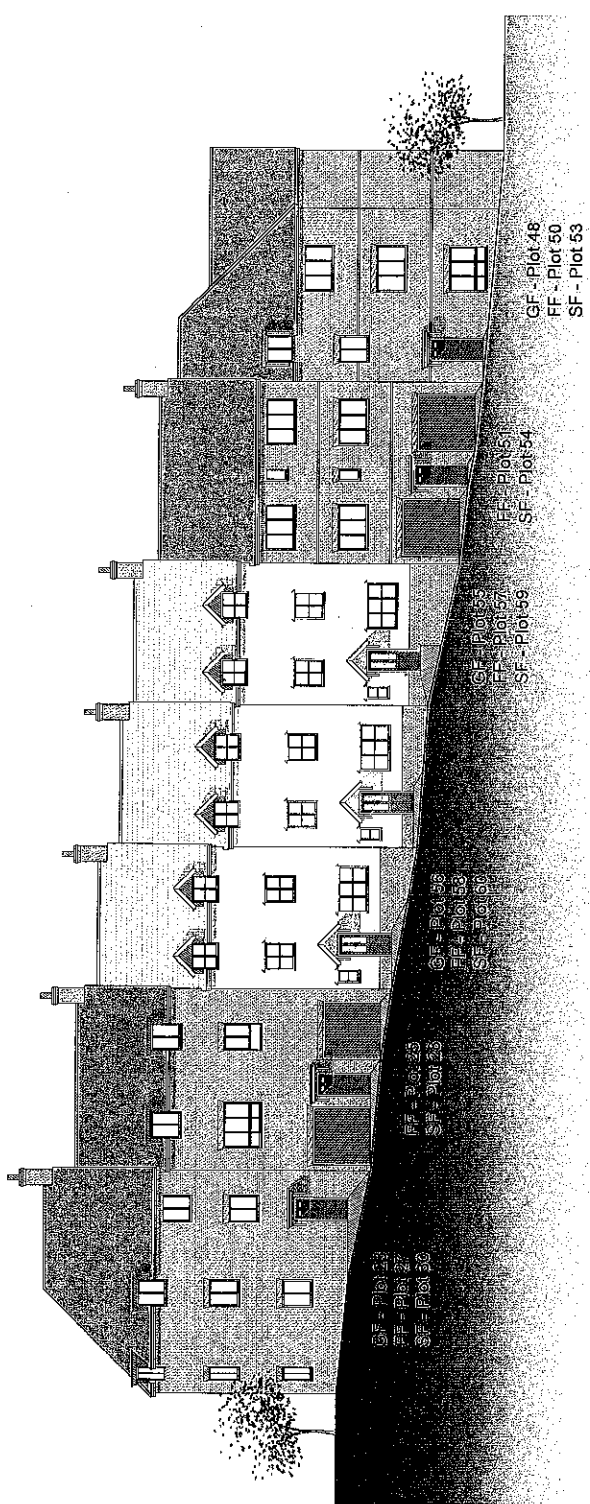
FIRST FLOOR PLAN AS PROPOSED



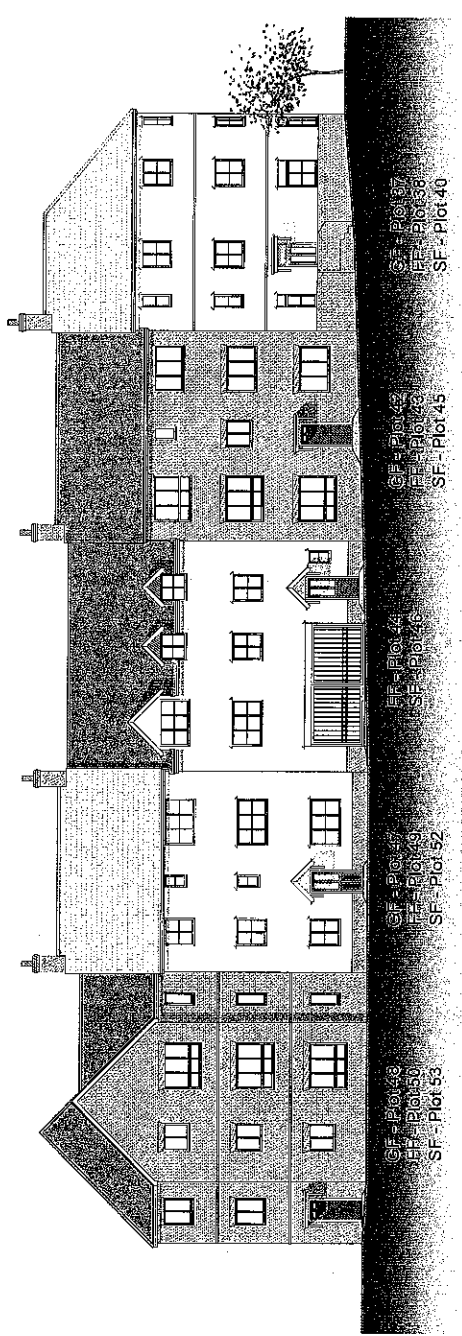
GROUND FLOOR PLAN AS PROPOSED



BASEMENT/GROUND FLOOR PLAN AS PROPOSED



WEST STREET ELEVATION AS PROPOSED



SOUTH STREET ELEVATION AS PROPOSED

1" = 32' 0"

2" = 64' 0"

5" = 160' 0"

PLANNING ISSUE	
Title:	Block 2, Area 23 - 05 South Street
Date:	November 1998, December 1998
Drawn:	The Architectural Group
Checked:	The Architectural Group
Scale:	1" = 32' 0"
Project:	1.1000 - 0.10

ARCHITECTS
 1000 BROADWAY, SUITE 1000
 NEW YORK, NY 10018
 TEL: 212 696 1000
 FAX: 212 696 1001
 WWW.MCDONOUGHJAMES.COM



GF - Plot 37
FF - Plot 38
SF - Plot 40

GF - Plot 36
FF - Plot 36
SF - Plot 36

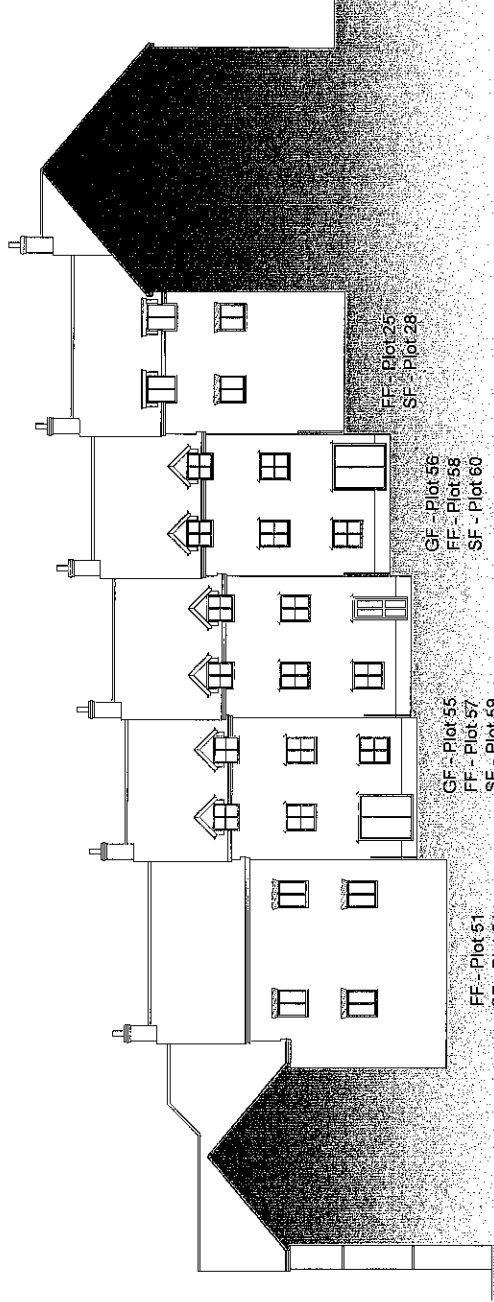
GF - Plot 32
FF - Plot 33
SF - Plot 33

GF - Plot 31
FF - Plot 34
SF - Plot 36

GF - Plot 29
FF - Plot 30
SF - Plot 30

GF - Plot 27
FF - Plot 27
SF - Plot 29

NORTH-EAST STREET ELEVATIONS AS PROPOSED



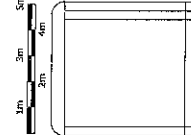
FF - Plot 51
SF - Plot 54

GF - Plot 55
FF - Plot 57
SF - Plot 59

GF - Plot 58
FF - Plot 58
SF - Plot 60

FF - Plot 25
SF - Plot 28

GARDEN FACING ELEVATION AS PROPOSED



PLANNING ISSUE

Name	Block 3, Plot 33 - 60, South Elmington 2
Site	Pennington Road, Huddersham
Date	19/07/2023
Drawn	August 2023
Client	11, 12a, 13, 14



**BUCKINGHAM TOWN COUNCIL
INTERIM COUNCIL MEETING
MONDAY 5th JUNE 2017**

Agenda Item no. X

Contact Officer: Mrs K. McElligott
01280 816426

Summerhouse Hill, 16/03138/APP

This application was to vary the approved plan 12/02104/APP to change some of the townhouses into flats. Report BTC/33/16 accompanied this application, considered at the Full Council held on 3rd October 2016.

Additional Information for the Presentation:

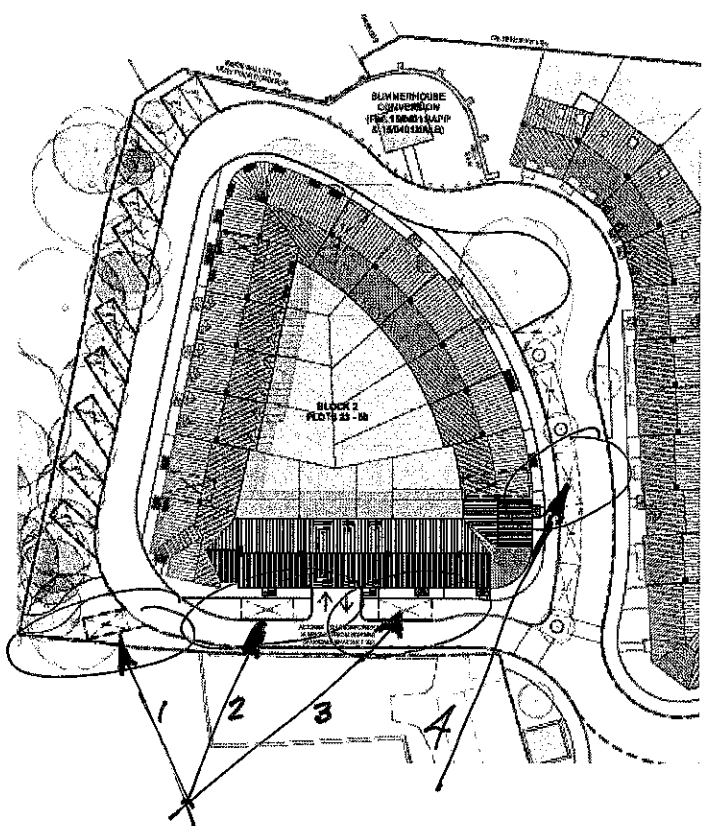
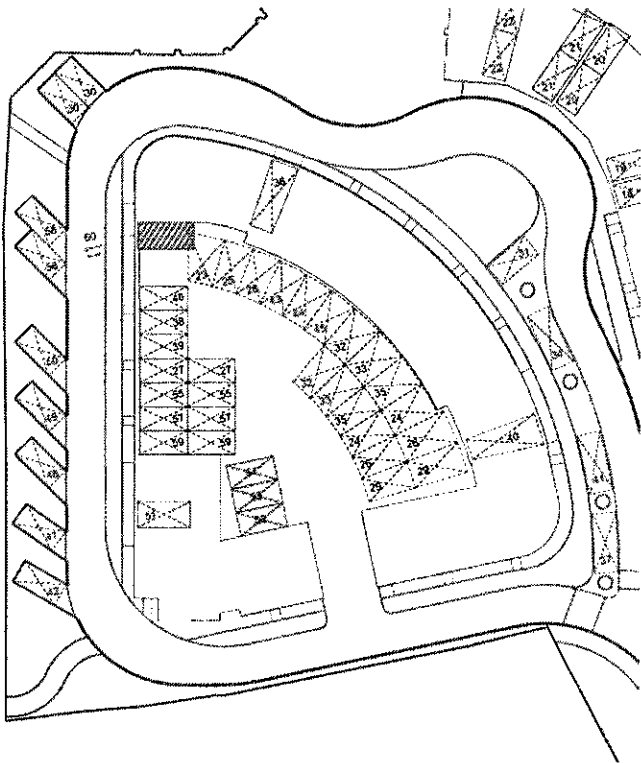
Breakdown of dwelling sizes (triangular block only; the V-shaped block is not affected).

	12/02014/APP	16/03138/APP	This proposal
1-bed flats	8	24	16
2-bed flats	7	12	20
2-bed maisonettes	2		
3-bed flats		2	
3-bed houses	10		
Totals	27	38	36

Parking – the 4 additional spaces are as shown, and involve the deletion of a proposed tree:

(Previous plan)

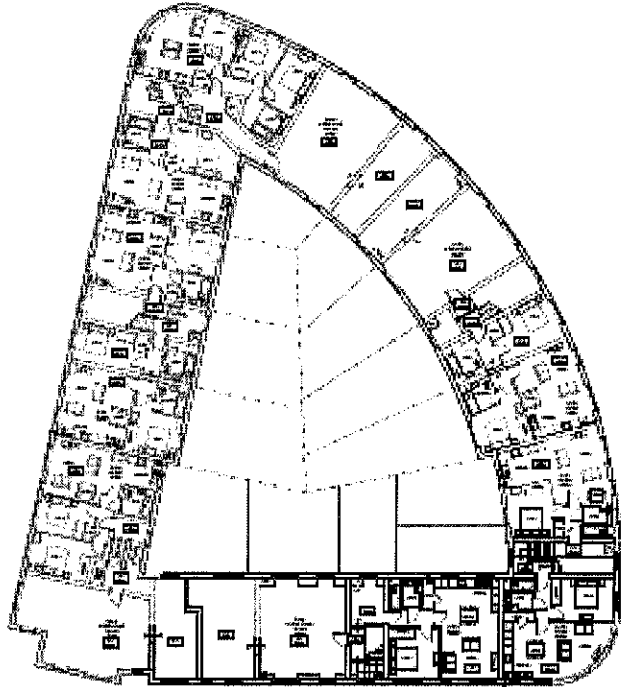
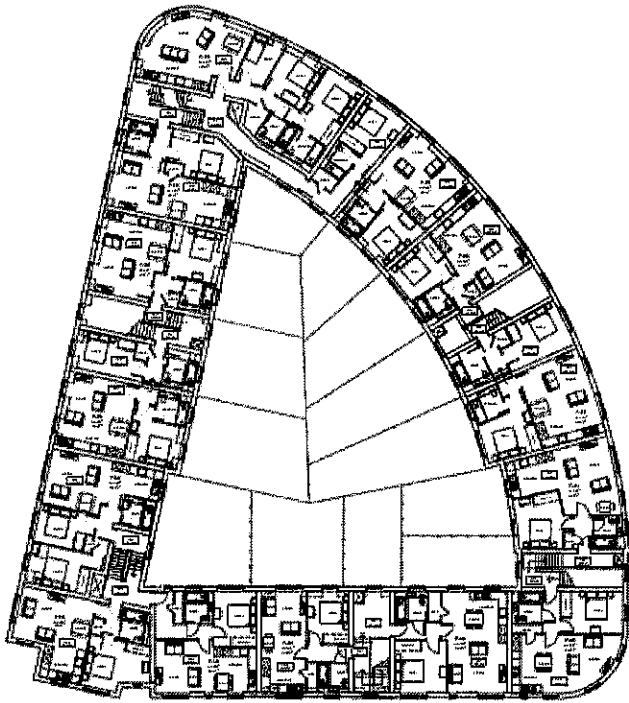
(New Proposal)



The Basement and Ground floors are unchanged; the internal layout of the first and second floors are as follows:

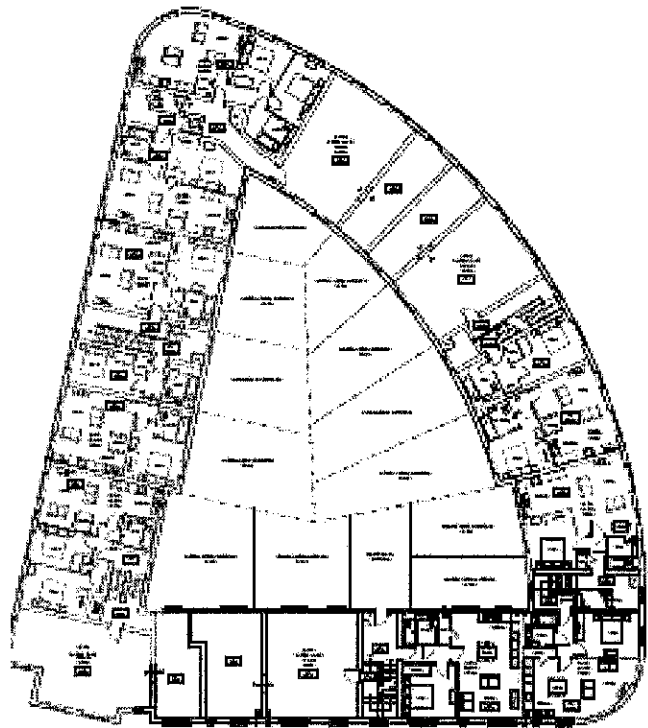
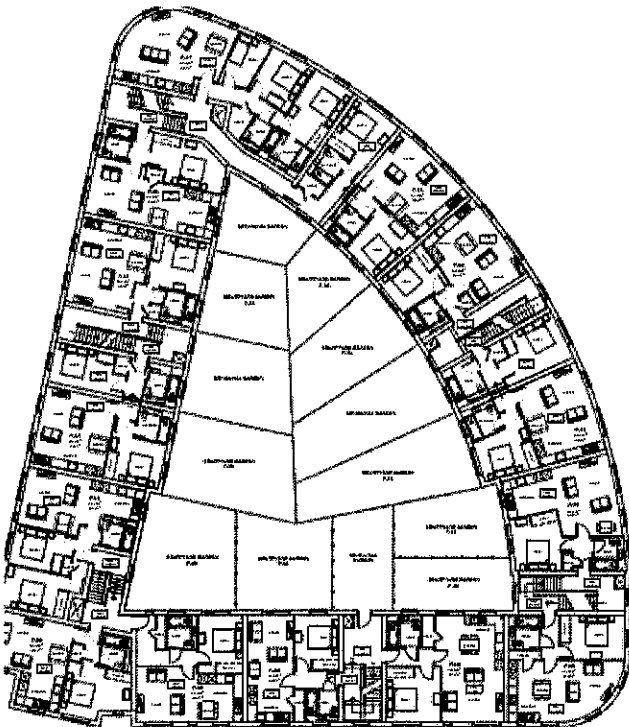
Previous second floor

New proposal



Previous first floor

New proposal



BUCKINGHAM TOWN COUNCIL

INTERIM COUNCIL MEETING

MONDAY 5th JUNE 2017

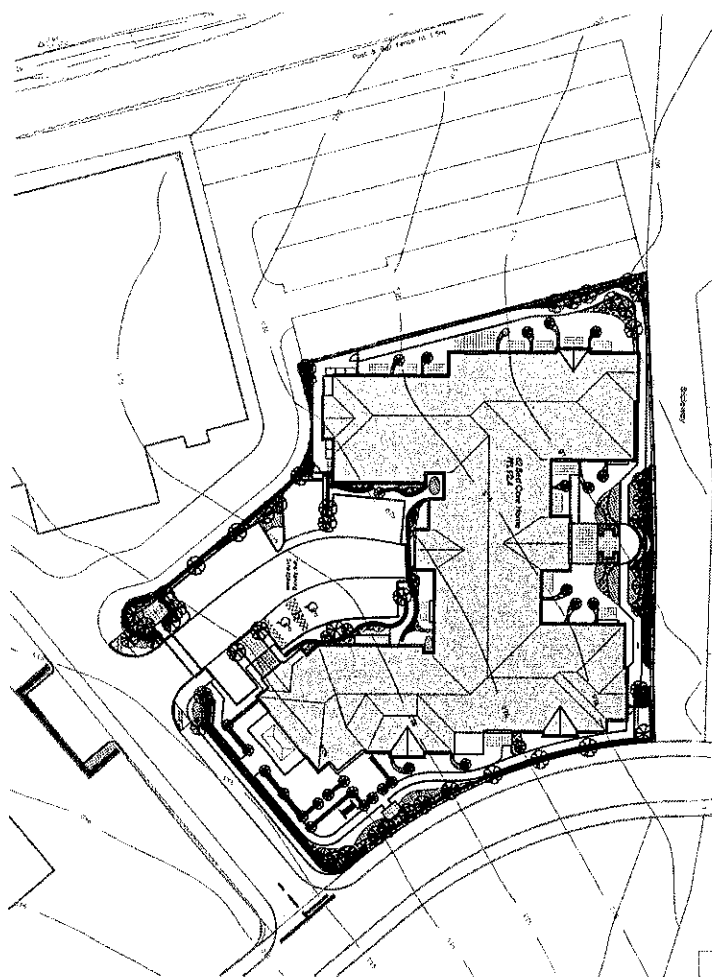
Agenda Item no. 4

Contact Officer: Mrs K. McElligott
01280 816426

17/01940/APP

Land at Lace Hill, London Road

Erection of part two storey, part three storey 64 bed care home with associated access, parking and landscaping

Montpellier Estates Ltd. & Hallam Land Management Ltd.

Notes:

1. The application is for a 62 bed care home, according to the documents and drawings;
2. Many of the plans and layouts have the North direction towards the left, rather than the more conventional towards the top; illustrations to this report have been rotated so that North is towards the top of the page.

Documents supplied and on the website:

1. Design & Access Statement
2. Ecological Appraisal
3. Geological & Environmental Assessment (doc.25777, in 5 parts on the website)
4. Transport Statement
5. Interim Travel Plan
6. Archaeological Report (2010, conducted over the whole site prior to development)
7. Noise Report

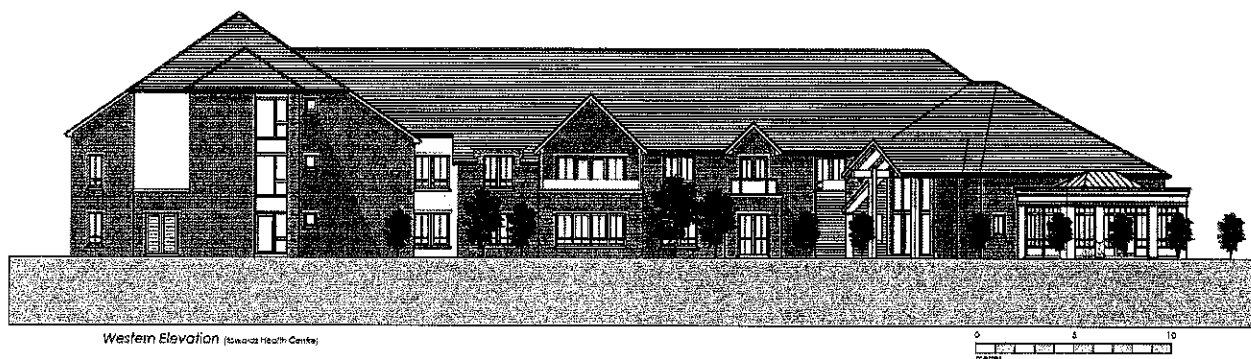
The following are all on the website, fullsize versions will be available in the Chamber:
 Location Plan, Site Survey, Block Plan and Landscaping Plan
 Elevation drawings (3 sheets)
 Floor Plans – 3 sheets - Ground, First & Second/Roof
 External Finishes

There is also Mr. Holton's Ecology response – approval providing NPPF complied with.

General description:

The building is sited to the North-east corner of the employment site, with the bypass to the North (separated from it by the proposed medical centre car park), the bridleway to the East, the proposed medical centre and Lidl to the west, and Needlepin Way to the south. Access is from Needlepin Way. The site is a designated 'committed development area' in the BNDP. It is completely greenfield, with no buildings to demolish on it.

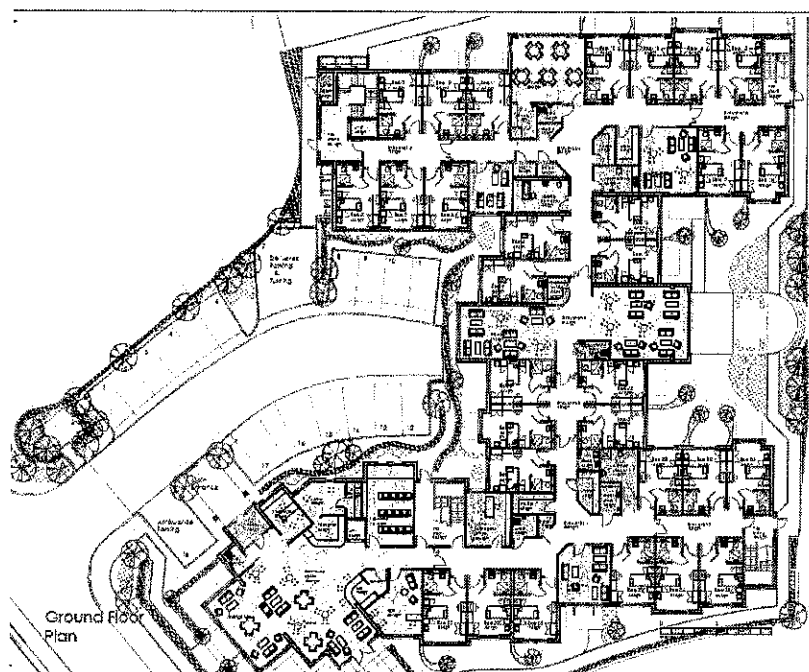
The building is roughly H-shaped, with accommodation for residents on the ground and first floors and a small third storey section at the NW corner, adjacent to the medical centre – which is proposed to be 3-storey – which houses staffrooms, plant room, kitchen and laundry. The principal fire risk is thus restricted to this highest area, permitting safer evacuation of the rest of the building if necessary. There is a lift in the main body of the building, and a separate one serving the 3-storey section not accessible to residents. The site falls about 2m from West to East so a certain amount of work will be needed to obtain level floors and access.



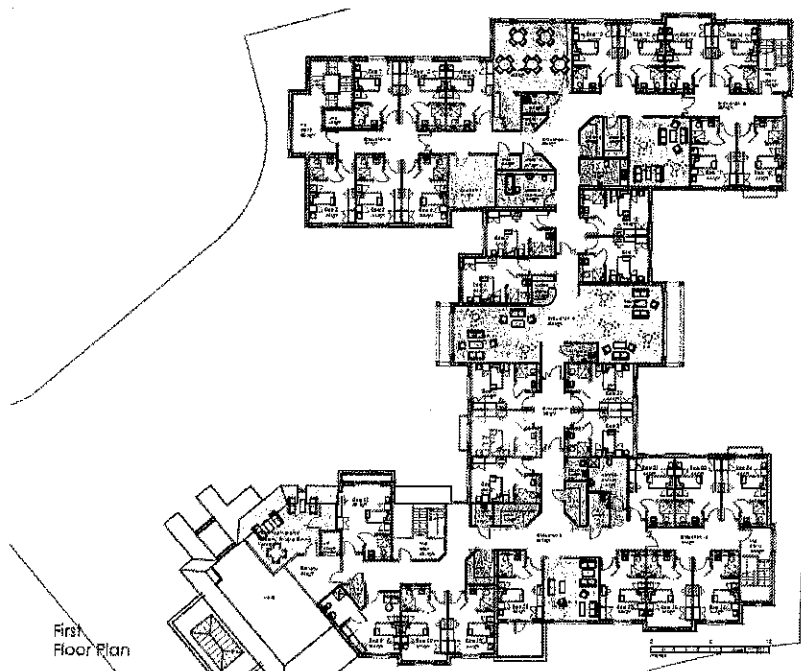
The elevations and roofscape are varied – there are no long plain walls with uniform rows of windows. Most sections are brick, the remainder are rendered. Roofs are pitched, with varying ridge heights, and some skylights in the staff area.

There is a single corridor down the centre of each limb of the H, but these are offset every half-dozen rooms so as not to give an institutional effect. There are many dayrooms (green on the plans) throughout, approximately one per group of 6 bedrooms plus larger ones with specific uses – eg a cinema, a spa, a bistro/bar, a room for entertaining grandchildren. Bedrooms are pale pink on the plans, and treatment rooms, nurses' stations and other medical facilities are purple. The room by the main entrance gives good views over the access and car park, and is a comfortable place to wait for visitors.

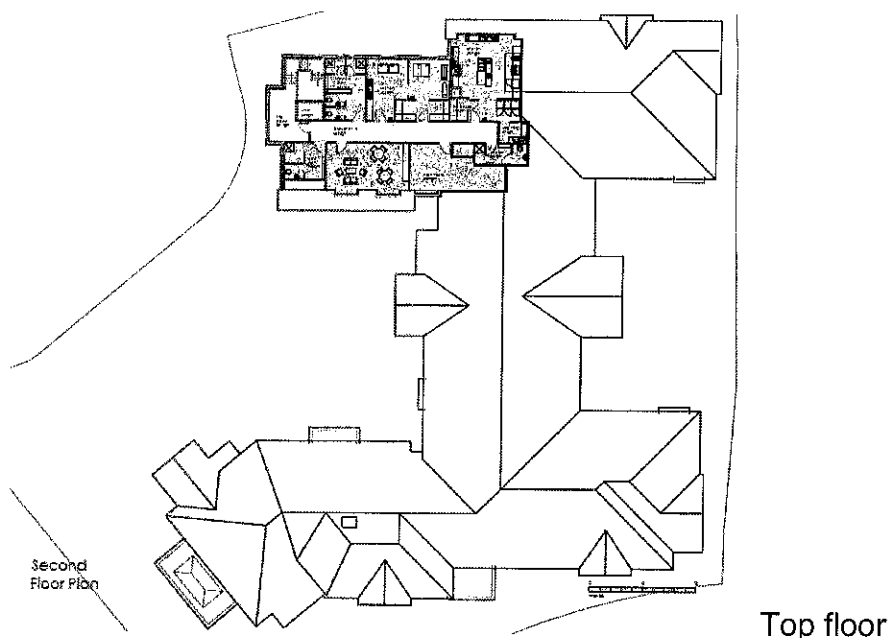
There will be a small sensory garden, completely fenced off from the surrounding site and accessible only from inside the home, for the safety of residents. It will have smooth paths, paved areas and seating.



Ground floor



First floor



Design & Access Statement

The Home is 50m south of the bypass with a fair amount of mature hedgerow and trees screening it, plus some newly planted trees. As the majority is two-storey it will not make a substantial visual impact. Both the proposed medical centre and the Premier Inn to the South are three storeys, so the small amount of three storey building will not be prominent.

The site is, of course, already supplied by the various utilities, and the proposed additional detention basin for surface run-off.

All the bedrooms are a generous size (min.16.5m²) with en-suite bathroom (3.9m²). There are additional bath and treatment rooms provided separately, and small and large dayrooms for social interaction. There is lift access to the first floor.

Transport Statement

Calculations based on similar size care homes in England give extra vehicle movements of 8 in the morning peak and 10 in the evening peak, or 1 extra vehicle every 6-7 minutes, which is not considered significant.

Such accidents as are recorded in the neighbourhood have been due to driver error/drink, not road layout or defects.

Interim Travel Plan.

This is refreshingly practical compared with other recent Travel Plans, and is aimed principally at staff, though information packs will be made available when residents are admitted, to encourage their visitors to use walking/cycling/public transport or car-sharing.

There will be 24 car parking bays (2 more than guidelines for this use class) including 2

disabled bays, plus an ambulance bay by the main door and a delivery and services bay adjacent to the dedicated staff access and lift; and 3 cycle racks (accommodating 6 cycles) in a cycle store opposite the main entrance. It is not clear whether the medical centre parking will be available for overflow space, should – say – there be open days or other events at the Care Home.

Deliveries will be mainly by van with the occasional larger lorry, and refuse collection 2-3 times per week.

There are existing bus stops on the London Road (the “Tesco” stops) and up-to-date timetables are included in the document for all services which call here, including the Tuesday-only buses from Water Stratford and Westbury, which could be useful for visitors (visiting hours are not restricted), though not for staff. The late-night weekend MK service is included. The new cycle path to Winslow is also convenient, on the London Road, and there are good footpath connections, including the bridleway.

Staff will work in three shifts per day starting at 6-8am, 2.30pm and 9-10pm, so there will be increased traffic movements around those times. There will be some variation depending on the needs of the residents but night staff is estimated to be 5-6 persons, with perhaps 25 per shift during the day. Around 80 full and part-time jobs will be created. Flexible working to fit in with bus times may be considered. Most staff are likely to be local. No staff will live on the site.

Visitors are likely to combine their trips with other activities such as shopping, so the net gain in traffic over the wider area will be slight.

Some encouragement to cycle is proposed, including the management leasing cycles to staff (which can have tax benefits), provision of hi-vis clothing, repair kits, etc. There are changing facilities in the staff quarters. If this proves popular, parking for 6 cycles may not be enough (and the 6 places have to accommodate visitor's cycles as well).

Car-sharing is to be promoted, and the appointed Travel Plan Co-ordinator undertakes to find a replacement lift or other transport home should there be a problem.

Noise report

This considers both external noise as it affects care home residents, and Home-generated noise which might affect residents in the adjacent housing areas.

1. Bypass noise surveyed – little effect as at a level easily dealt with by distance and double glazing; other noise (eg refuse collection wagon) no more than domestic level.
2. Very little noise generated by Home, and kitchen and laundry are as far from the housing area as possible and facing North West, so extraction equipment noise will have negligible effect.

KM, 28/5/17

BUCKINGHAM TOWN COUNCIL

INTERIM COUNCIL MEETING

MONDAY 5th JUNE 2017

Agenda Item no. 5

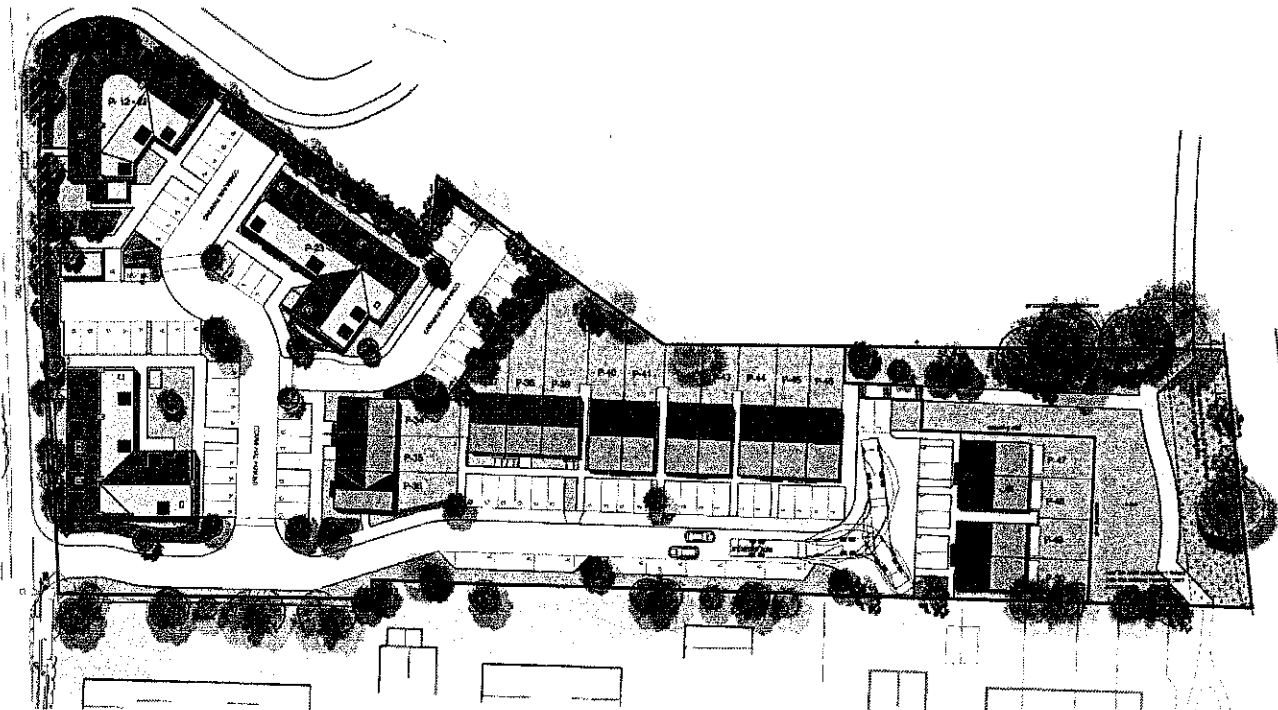
Contact Officer: Mrs K. McElligott
01280 816426

Amended Plans

16/02641/APP Hamilton Precision Ltd., 10 Tingewick Road

Demolition of existing Class B2 warehouse and construction of 51 residential units with access and associated parking

Taylor French Developments & Hightown Housing Assⁿ



General:

The following have been submitted anew:

1. Planning Supporting Statement (May 2017) *KM: I have been unable to detect any changes from the version issued with the March 2017 Amended Plans. Even the statement about Tingewick Road being a bus route is unchanged.*
2. Design & Access Statement (undated) *KM identified changes:*
 - p14: 2.8.4 – *the reference to the need for a sewage pump has been deleted.*
 - p21: 4.9.2 – *the reference to the need for a sewage pump has been replaced by "There will be a gravity solution as part of the revised flood modelling, as a result of the site levels being lifted."*
 - p.36: *Fig 44 (Tree removal plan) removed and remaining figure numbers adjusted accordingly; 6.9.2 has been re-written, 6.9.3 deleted, 6.9.4 has become 6.9.3 and 6.9.5 re-written to reflect the required removal of trees, and new planting proposed (see below, point 4). "Fir dull details" [sic] one is directed to the Tree Report and Existing tree survey submitted last summer.*
 - p39 *is still missing.*

p42: "8.0.8. Inclusive access benefits not only those with physical impairments but also benefits individuals with, sensory or learning impairments, older people, mental health system users/survivors, children, carers of young children, people with temporary impairments or simply encumbered with heavy luggage or shopping.

8.0.9. Access will be inclusive with identified provision for a proportion of parking spaces to full mobility standards within the residential areas. The gradients of roads and footpaths and design of the public realm within the site will enable use by people in wheel chairs, those with impaired movement, or pushchairs."

has been replaced by

"8.0.8. Steps will be incorporated adjacent the open playground area forming part of the revised flood modelling. However these will be designed in accordance with the drainage consultants recommendations as part of their Flood Risk Assessment. The topography of the site does not lend itself to ramping and a stepped approach has been adopted. These will be designed in accordance with Part M of the Building Regulations."

and 8.0.10 retained as 8.0.9

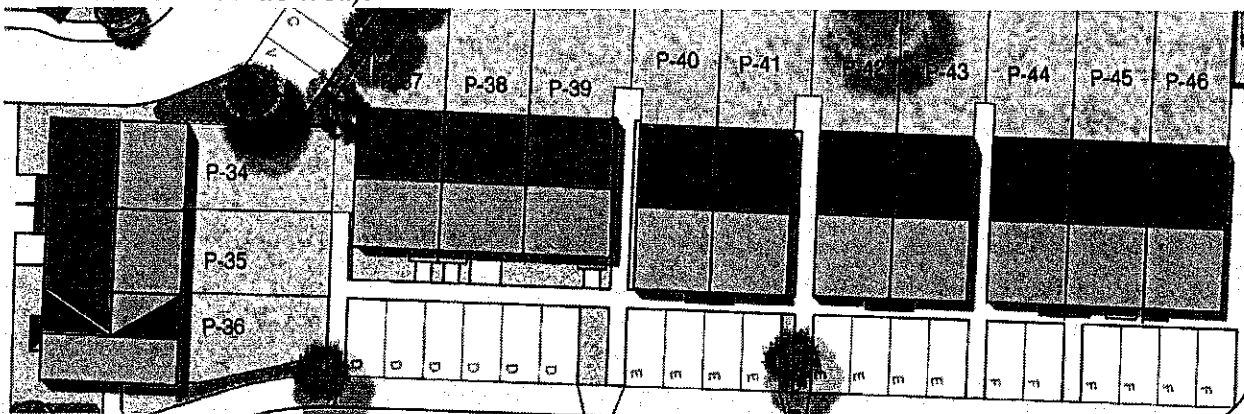
p46: 11.0.2 *has been changed from*

11.0.2. Occupants of private and affordable dwellings are to keep their rubbish in the rear of their property in allocated bins provided by the local authority. On bin collection day, occupants are to place their rubbish at the front of their property.

to

11.0.2. The site plan is illustrative but Plots 38 and 45 will have bin storage at the front. Bin storage to all other plots will be within rear gardens.

3. Site Plan Rev A (dated 4.5.17), annotated 'Bin stores to front of plots 38 & 45 indicated'. *Plots 35, 38 & 45 are each a middle house of a terrace of 3. The plan shows No 38 unchanged from the March edition, and a slim grey rectangle approximately the same size as the porch has been added to No 45. No revised elevation drawing has been provided. Plots 35 & 38 each have a grey square in front, extending from the house wall to the footpath, but these were on previous issues of the drawing. Plots 34 & 37 still do not appear to have rear access (a continuation of the path along the back fences of 36-35 past 34 could serve No 37 as well).*



4. Responses to BTC March 2017 comments on Amended Plans
Dealt with in detail: KM comments in red.

POINT1 : ' There is still no indication that the content of the mound (except in DAS 3.0.4 "...an existing mound which comprises of shrubbery") has been tested for possible contaminants'.

Response:

Issues relating to contamination will be incorporated as a planning condition, which will enable a full assessment and mitigation strategies/tests to be carried out. This is standard practice in such circumstances.

POINT 2: ' Guideline parking provision is 95 spaces as acknowledged in DAS figure 29.

11 x 4-bed houses @ 3each	=33
6 x 3-bed houses @ 2each	=12
33 x 2-bed flats @1each	=33
+ 1 visitor space between two	=17

so the 83 spaces proposed are well short. This is not a town centre site where special provisions might apply, and it has no convenient bus service."

Response:

- The councils figures above have been taken from the AVDC Supplementary Planning Guidance, but are the maximum provision figures as stipulated within Policy 24, the 'maximum' figures stated are for guidance only.
- The transport consultants assessment concludes the amount of parking proposed is acceptable to both the site and the area, which has also previously been agreed with the Highway Authority.
- After consultations with AVDC and scheme revisions, planning officers and highways officers are satisfied with the amount of parking provided.

POINT 3: "The position of the substation (moved to Block B parking area by Amended Plan Sept. 16) had seemingly reverted to the Tingewick Road frontage;"

Response:

- The sub-station was relocated to the street frontage on the revised scheme, following the statutory utilities request to reinstate the sub-station in its earlier position, as part of their on going improvement and upgrading works in the area.
- It is proposed to provide a visual screen through the use of hedging and planting to the street frontage to disguise the sub-station behind. 1
- The applicant has never expressed a preference for the location of substation and has to be guided by the utility provider and AVDC.

We were not informed of the reversion to the existing site or the withdrawal of the Amendment..

POINT 4: "The D&A Statement has a tree removal Plan (Fig44) though the Planning Supporting Statement (6.9.2) states that all existing trees are to be retained;"

Response:

- The applicant apologises as Section 6.9.2 referred to a superseded survey, the paragraph has been revised.
- New trees, box hedging and planting will be added as part of proposals to provide screening and create attractive shared amenity areas and to add/improve to the existing trees and landscaping on the site.

POINT 5: "(D&AS) 8.0.8 & 8.0.9 both support inclusive access for the disabled and encumbered, but it appears from the drawings that the path to the Riverside Walk (a 'sustainable cycle route into town' and also to the playground at Clarence Park) includes three sets of steps."

Response:

- Steps have been designed in accordance with the drainage consultants recommendations as part of their Flood Risk Assessment. They will be designed in accordance with Part M of the Building Regulations. *Part M applies to buildings and access to buildings, not open spaces. The DfT "Inclusive Mobility: A guide to best practice" says* Where there are changes in level both steps and ramps should be provided, but if there is insufficient space for both provide a ramp.
- The topography of the site does not lend itself to ramping and a stepped approach has been adopted. The applicant is happy, once works have commenced on site, to ascertain if

levels can accommodate ramping, rather than steps.

- The proposal links adjacent Fishers Field and Taylor Wimpey developments pathways which can be accessed from either development and create the completion of the riverside walk in this area.

It was agreed with AVDC planner Claire Bayley, on 9th August 2016, that simple planting to disguise a sub-station would be a perfect remedy.

This proposal was explained to town council members on 10th August 2016 who were in acceptance of this principle.

POINT 6: "bin storage areas "can be provided to the fronts of these two properties" (PSS 5.11), what appears to be a single bin (not the two provided by the District Council) is shown at the front of plots 37,38 & 39, and the D&AS (11.0.2) states that bins are to be kept at the rear of the property, and brought round to the front on bin day;"

Response:

- The site plan is illustrative but Plots 38 and 45 will have bin storage at the front. *The drawing, as noted above, does not show this, though its revision list says it does.*
- Bin storage to all other plots will be within rear gardens.
- The point is noted and documents will be updated accordingly.

POINT 7: D&AS 2.8.4 & 4.5.2 notes a need for pumping foul drainage to the Tingewick Road sewer, but the Drainage Statement at 3.3.1 says "it should be noted that the system functions by gravity only";

Response:

- Pumped foul drainage was proposed in an earlier scheme, but changed to a gravity solution as a result of the revised flood modelling.
- There is no pumped foul drainage solution proposed.
- The documents have been amended, in particular the DAS under section 4.9 (not 4.5.2), now does not make reference to pumped foul drainage and instead makes reference to the gravity solution accordingly. The reference under 2.8.4 has now been omitted also.

POINT 8: the proposal to surround three-quarters of the site with a retaining wall and hence displace floodwaters to adjacent housing in Clarence Park and Fishers Field was of great concern to Councillors;

Response:

Concerns are noted regarding the site being surrounded by a retaining wall, however this is merely a function of lifting the site clear of the most onerous modelled flood level. It is essential to retain the surroundings at a lower level to ensure that the current flood plain volume is maintained post development. This solution is not designed to displace floodwaters to adjacent housing, merely to ensure the proposed development maintains (in fact it improves due to regulation changes last year) the current situation that exists at present. Under the regulations the proposals cannot put neighbouring land under any greater risk of flooding than already exists and the solution put forward has been revised as a result of lengthy (more than 6 months) and rigorous discussions and meetings with the applicants professional consultants and the Environment Agency.

POINT 9:

9.1 (PSS 4.40 & 5.9) The Town Council's previous 'concerns' over the lack of bus stops on the A421 and Tingewick Road have been misinterpreted; our criticism was of the incorrect statements in the Transport Assessment that there were bus stops on the A421 and a service along the Tingewick Road (contrary to the maps in their own document). The March 2017 Travel Plan also states (para 2.1) "There are a further set of bus stops on the A421 to the south of the site, which also provide access to routes X5, 1311132 and 133. Figure 2.1 shows the location of the bus routes in the vicinity."

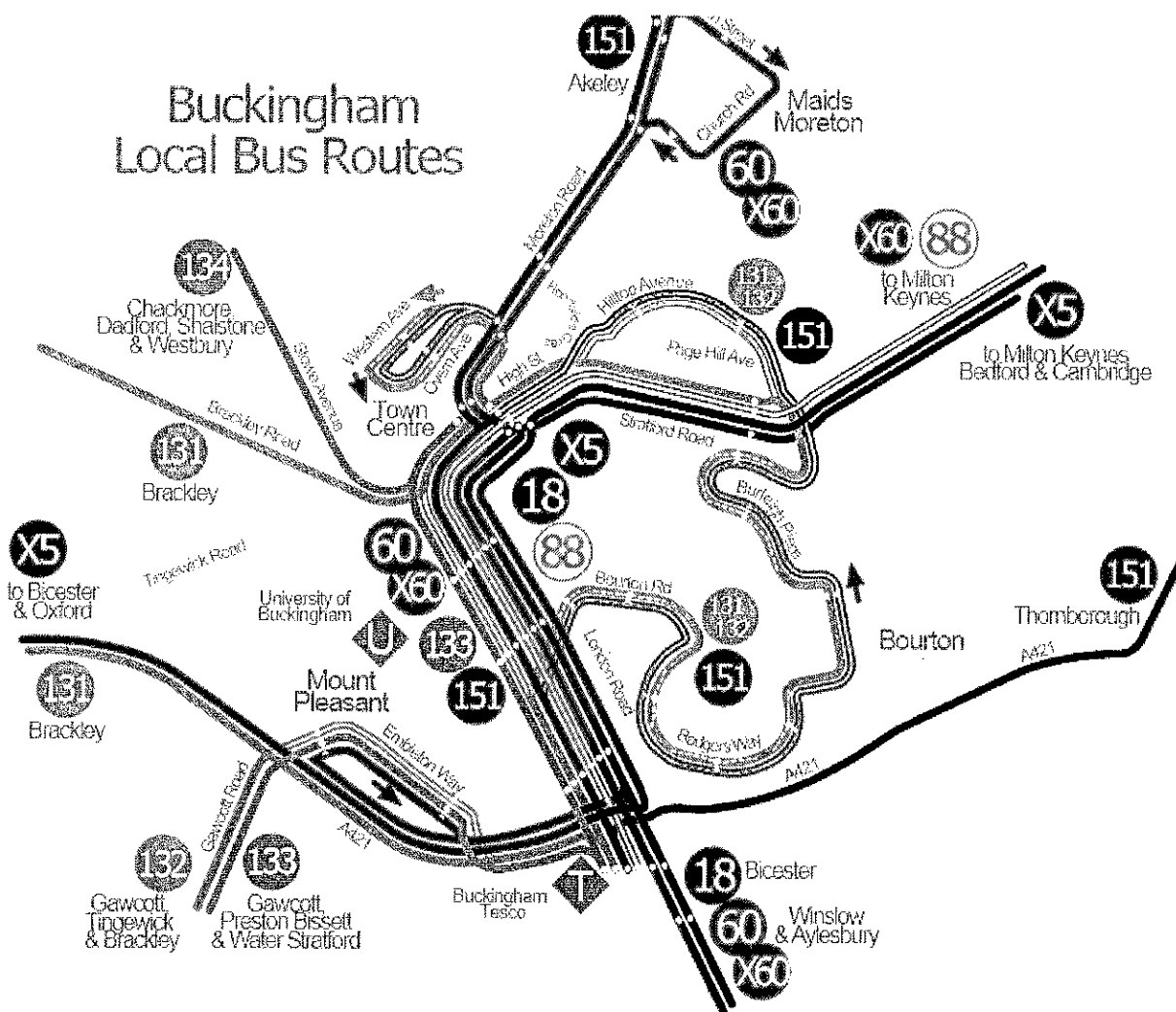
Response:

- Para 2.1 of March TA has been revised

9.2 Reference to Fig 2.1 shows no bus stops at all on the bypass

Response:

• Figure 2.1 of the March TA is a traffic flow diagram, not a bus stop map. *Figure 2.1 of the Travel Plan was referred to, not the Transport Assessment, and I reproduce the paragraph and appendix (on the next page), which shows clearly, with red dots, where the bus stops are. They have generated this map themselves, unlike the BCC bus map below which they merely reproduce (time after time) without noticing Tingewick Road has no route along it (the white dots on this map are bus stops for the numbered routes.)*

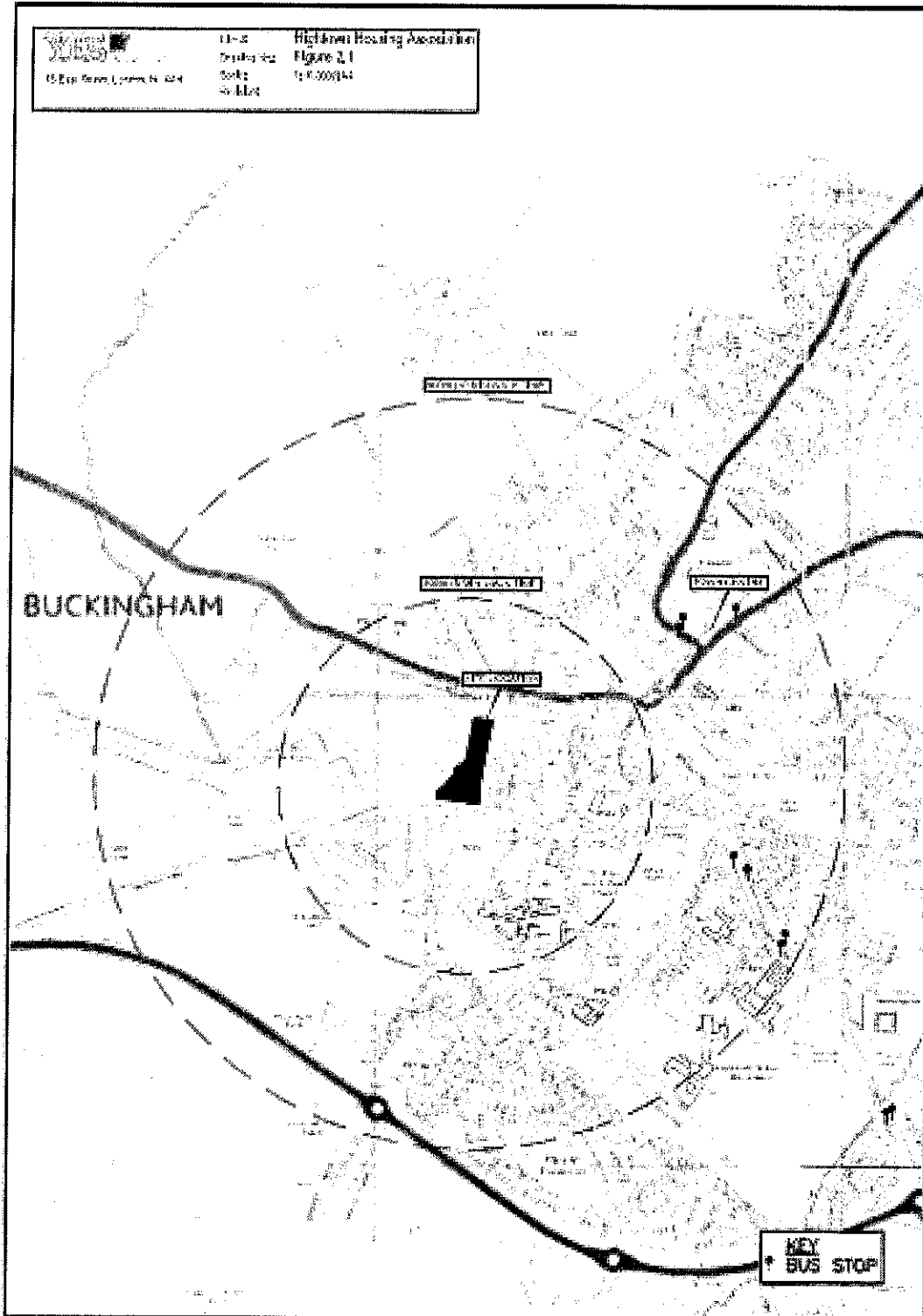


(extracts from the Travel Plan)

"2.1 Public Transport

The nearest bus stops to the site are situated on London Road approximately 800m to the east of the site. Bus routes X5, 60/X60, 88, 131/132, 133, and 151 pass along this road providing access to various destinations in the surrounding area. There are a further set of bus stops on the A21 to the south of the site, which also provide access to routes X5, 131/132 and 133. Figure 2.1 shows the location of the bus routes in the vicinity. "

"Figure 2.1 – Public Transport Accessibility Plan"



9.3 The 'nearest' bus stop is 800m away on the London Road by Sainsbury's (where the X5 does not stop), and at the top of the same page it is stated that the town centre is 800m away, where all buses stop. There are NO bus stops on the bypass (A421), nor is there a bus service along the Tingewick Road; there is thus little point 'improving' non-existent bus stops, and nowhere is there any indication that a new bus service is proposed (which would have to access the town centre via the extremely difficult junction at the Town Hall)

Response:

- There is no proposal for a new bus service, Bucks County Council simply state it would be appropriate for this development to provide contributions to support additional new

public transport and cycle infrastructure.

9.4 The bus timetables in the Travel Plan are all 2014 or 2015 versions. The 2016 changes to the X5 and 60/X60 routes made quite a difference (especially with respect to the 2014 #60 service).

Response:

- Timetables are continually changed.
- In this context they are illustrative to give a broad idea of frequency

Members may also like to note that recent additions to the document list include

- i. Response from the Environment Agency dated 6 April 2017, added to website 17/5/17
- ii. Response from Paul Holton, AVDC Ecologist (18/5/17)
- iii. Response from BCC Highways (22/5/17)

KM
23/5/17

Appendix B

TOWN COUNCIL REPRESENTATIVES ON OUTSIDE BODIES/ORGANISATIONS
2017/18

ORGANISATION	PRESENT REPRESENTATIVE	TERM OF OFFICE	DUE FOR RENEWAL
Access for All	Cllr. C. Strain-Clark	1 year	May 2017
<i>Deputy</i>	Cllr. L. O'Donoghue	1 year	May 2017
A.V. Association of Local Councils	Cllr. J. Harvey Cllr. C. Strain-Clark (deputy)	1 year	May 2017
AV Local Council Planning Liaison Group	Cllr. P. Hirons Cllr. W. Whyte		
Buckingham & Gawcott Charitable Trust	<i>The Mayor</i>	Term of Office	Ex officio
	Cllr. R. Stuchbury	2 years	July 2017
	Cllr. D. Isham	2 years	July 2017
	Cllr. R. Lehmann	2 years	July 2017
Buckingham & River Ouzel Internal Drainage Board	Cllr. Hirons		
Buckingham Centre for the Arts	Cllr. W. Whyte	1 year	May 2017
Buckingham Community Centre	Cllr. A. Mahi Cllr. M. Try	1 year	May 2017
Buckingham Community Wildlife Project	Cllr. R. Newell Cllr. T. Bloomfield Cllr. D. Isham	1 year	May 2017
Buckingham General Charities	<i>The Mayor</i>	Term of Office	Ex officio
	Cllr. T. Bloomfield	4 years	14 November 2017
	Cllr. Mrs. G. Collins	4 years	14 November 2017
	Cllr. P. Hirons	4 years	14 November 2017
Buckingham Youth Centre	Cllr. J. Harvey	1 year	May 2017
	Cllr. G. Collins	1 year	May 2017
CAB	<i>The Mayor/Deputy Mayor</i>	1 year	May 2017
Christmas Parade Committee	Cllr. H. Mordue		
	Cllr. M. Try		
Green Buckingham Group	Cllr. R. Newell		
	Cllr. R. Stuchbury		

APPENDIX A

**TOWN COUNCIL REPRESENTATIVES ON OUTSIDE BODIES/ORGANISATIONS
2017/18**

Local Area Forum	Cllr. J. Harvey	1 year	May 2017
North Bucks. Parishes Planning Consortium	Cllr. P. Hirons	1 year	May 2017
<i>Deputy</i>	Cllr. M. Try	1 year	May 2017
Tree Wardens	Cllr. R. Newell		
	Cllr. R. Stuchbury		
	Cllr. T. Bloomfield		
	Cllr. D. Isham		
	Cllr. P. Hirons		
	Cllr. C. Strain-Clark		
Twinning Association	Cllr. T. Bloomfield		
	Cllr. R. Newell		
	Cllr. P. Hirons		
	Cllr. C. Strain-Clark		
	Cllr. H. Mordue		