



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

03 April 2018

Councillor,

You are summoned to an Interim meeting of Buckingham Town Council to be held on **Monday 9th April 2018 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. **17/04668/ADP Land north of A421 Tingewick Road [actually Land north of A421 and both sides of Tingewick Road]**
Approval of the details of the external appearance of the buildings, the landscaping of the site, layout and scale for each phase or part of the development together with discharge of conditions 2 (phasing) and 6 (design code)
BDW North Thames **BTC/86/17**
4. **Improving the effectiveness and efficiency of the Council** **BTC/87/17**
To receive a written report from the Town Clerk
5. **Council Meeting Structure** **Appendix A**
To receive and discuss a report from the Town Mayor.
6. **Review of Local Government Ethical Standards: Stakeholder Consultation** **Appendix B**
To discuss and agree Buckingham Town Council's response to the consultation
7. **Buckinghamshire Minerals and Waste Local Plan**
To discuss and agree Buckingham Town Council's response to the consultation
[Link to Plan and consultation](#)
8. **BACS Credit Limit** **BTC/88/17**
Members to receive a report from the Finance Officer (to be tabled)



Twinned with Mouvaux, France



Members are reminded to declare any prejudicial interest as soon as it becomes apparent.
All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

9. Unitary Parish Meeting

Members to decide if they wish to attend and contact the Planning Clerk to RSVP.

Appendix C

10. Chairman's Announcements

11. Date of next Meetings:

Full Council
Interim Council

Tuesday May 8th 2018
Monday 4th June 2018

To: All Councillors

BUCKINGHAM TOWN COUNCIL
INTERIM COUNCIL
MONDAY 9TH APRIL 2018

Contact Officer: Mrs. K. McElligott

MAJOR PLANNING APPLICATION

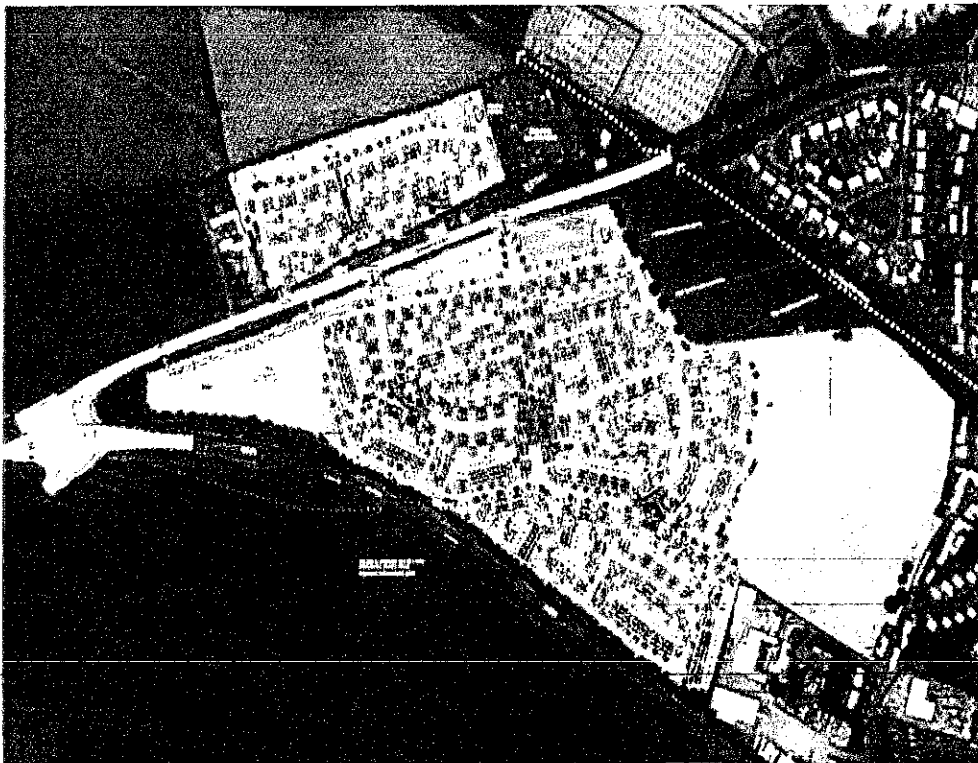
17/04668/ADP Land north of A421 Tingewick Road [*actually Land north of A421 and both sides of Tingewick Road*]

Approval of the details of the external appearance of the buildings, the landscaping of the site, layout and scale for each phase or part of the development together with discharge of conditions 2 (phasing) and 6 (design code)

BDW North Thames

Background

BTC/51/17 (Full Council 22nd January 2018) and BTC/68/17 (Interim Council 19th February 2018) are related reports



The site is on both sides of the Tingewick Road west of the old railway; the smaller part to the north between the allotments and Field House Nursery, and the larger area to the South bounded by Gawcott Road and the bypass. There is one access into the small site ("C") and two to the larger – "A" is the primary access, to the east between the two attenuation ponds, and "B" to the west. Neither forms a crossroads with "C". The yellow dots show the line of an existing Right of Way footpath.

Members will recall that there is a new application (18/00216/APP) for the Station House site for 20 flats; this is east of the smaller site and the adjacent allotments, in the angle between the Tingewick Road and the public footpath along the railway. It's access is almost opposite the eastern entrance to the Triangle site.

These drawings complete the set submitted for the original application documents and comprise:

Hard Landscaping detailed drawings (16)

Soft Landscaping detailed drawings (18)

Proposals for play equipment for the NEAP (1, at the far western tip of the Triangle) and LEAPs (2, one at the field edge of the smaller site, and one in the parkland between the main estate and the Gawcott Road)

In addition, consultee responses have been filed from:

Anglian Water

AVDC Heritage Officer

AVDC Parks & Recreation

AVDC Tree Officer

BCC Footpaths & Rights of Way

Historic England

All of these have concerns or criticisms and some recommend refusal unless changes are made or conditioned, so are attached, unedited, for Members' convenience.

Responses to date:

The Minute of the January meeting read

"729/17

Cllr Cole advised Members that a number of the planning documents had not been submitted and therefore the Council were unable to make a reasoned decision on the application.

Proposed by Cllr Cole and seconded by Cllr. Stuchbury to remit the agenda item to the next meeting of Full Council , providing that all of the necessary documents are available for consideration.

n favour: 16

Abstention: 1

Motion carried

ACTION TOWN CLERK/PLANNING CLERK

Members AGREED for the Planning Clerk to advise AVDC Planning Department that Buckingham Town Council could not consult on the plans until all of the relevant documentation was made available. ACTION PLANNING CLERK "

The Minute for the February meeting was

"790/17

The Planning Clerk had expanded the previous report on this application to include details of the Design Code document; this had been circulated with the agenda.

It was felt that little reference had been made to the Vision and Design Statement SPG; the design was monotonous, with uniformly coloured bricks and roofs. Buckingham had a variety of brick colours and slate and tile roofs and this estate would be the first sight of the town for travellers from the west, and should reflect the styles to be found in the town.

Members were against block paving for streets; it did not stand up to wear, was difficult to relay properly after roadworks, and would not be adopted. There was no guarantee that the 20mph speed limit would be implemented or enforced, and the block paving was stated not to be adequate for higher speeds; all roads should be built to adoptable standards. Criticism was also made of shared surface streets; experience at Lace Hill showed that these were unsafe, as people parked right up to walls and frontages, forcing pedestrians into the roadway. At the very least differently coloured tarmac could be used to mark off a footway. It was not clear from the document how 'private drives' were to be separated from continuation streets of another category; the one just inside the B access, which provided a much more direct route to the housing on the 'green lane' on the western perimeter, was of particular concern as it would be taking as much traffic as the other roads connecting with the access points without their strength of construction. If there was to be a physical barrier preventing this it should be stated, and reasons given.

None of the Affordable Housing had a garage and thus the social housing could be readily differentiated from the sale housing, contrary to the principle of tenure blindness. Pre-planning advice quoted had also discouraged the use of parking courts, yet this had been ignored. Garages should be wide enough to house and open the door on a modern car (generally over 2m wide including mirrors) or they would not be used, leading to on-street parking to the detriment of the general appearance of the street scene and the safety of residents.

There was no indication of how 'allocated parking' would be implemented; this could be a potential cause of conflict between residents.

The NEAP was too far from housing to ensure surveillance, leading to concerns about the safety of unaccompanied children.

The distance from the rear of some terrace houses to the street – for the hauling of bins for collection - was in some cases over 50m, well in excess of the guideline length, and might lead to bins being left at the front of the house, or being taken through the house itself.

Referring back to Lace Hill, where two points of access had been deemed necessary but only one was operational when the housing was largely occupied, it was asked that both accesses and the connecting road be constructed and available for use from the start of works.

A surfaced footpath from the estate via the St Rumbold's Well area to the proposed foot/cycle path along the Scenic & Railway Walks was necessary so that children could walk dry-shod to school. The existing public footpath to Gawcott Road was not a convenient route to schools and involved unsafe sections on the way into town. The construction should acknowledge the likelihood of historic matter lying under the route chosen.

No landscaping should be done until the necessary archaeological work had been completed. Care would need to be taken over drainage of the site, as the current waterlogged conditions were beneficial to the preservation of organic remains.

The difficulties experienced by Highways in maintaining efficient drainage via the Tingewick Road culvert (not in Council ownership) and its capacity crossing the line of the railway were noted as a concern to be addressed in relation to the rate of outflow from the attenuation basins.

A broadband service to all homes should be available on occupation, not many months later, as at Lace Hill.

An Equality Impact Assessment was requested to measure disabled access and road safety in particular, but also suitability of housing for residents with special needs.

It was hoped that the bypass roundabout would be completed early to alleviate problems generated by the construction traffic.

Proposed by Cllr. Stuchbury, seconded by Cllr. Hirons and AGREED that the Town Clerk be allowed to enter discussions at the appropriate time about acquisition of the open spaces on the development. Members noted that the Lace Hill management company charges were noticeably higher than Town Council rates for similar work.

Proposed by Cllr. Smith, seconded by Cllr. Stuchbury, and AGREED that the Town Council make no formal response to this application until the documents listed above were received; however the above comments would be relayed to AVDC in order that the developer could consider Members' concerns related to the Design Code documents."

NEAP

Includes a small multi-sport pitch with goals and basketball hoops. Play equipment is mainly timber, with some contouring of the ground to make mounds, and there are logs and boulders for 'nature play experiences'. One item of equipment, a roundabout, can take a wheelchair. 5 bench seats and a picnic table are indicated. Some areas are Grass Matta safety surface, some coloured wetpour safety surfacing.

LEAP 1

Play equipment as above, with some duplication. Includes a zip wire. Nothing I could see suitable for a disabled child except the Loudspeaker (a speaking tube buried in the ground with its ends in the air at child-head height; the modern equivalent of two cocoa tins and a length of string). There is one of these in the NEAP as well. It seems to be the only offer for sensory play. 2 bench seats. The wetpour surface has 'ground graphics' incorporated (trails of coloured spots, hopscotch markings and the like)

LEAP 2

As LEAP 1, but with a wheelchair-accessible roundabout (same as the NEAP one). 2 bench seats.

Hard Landscaping (16 drawings)

There is nothing exciting about the proposal; road and paths are

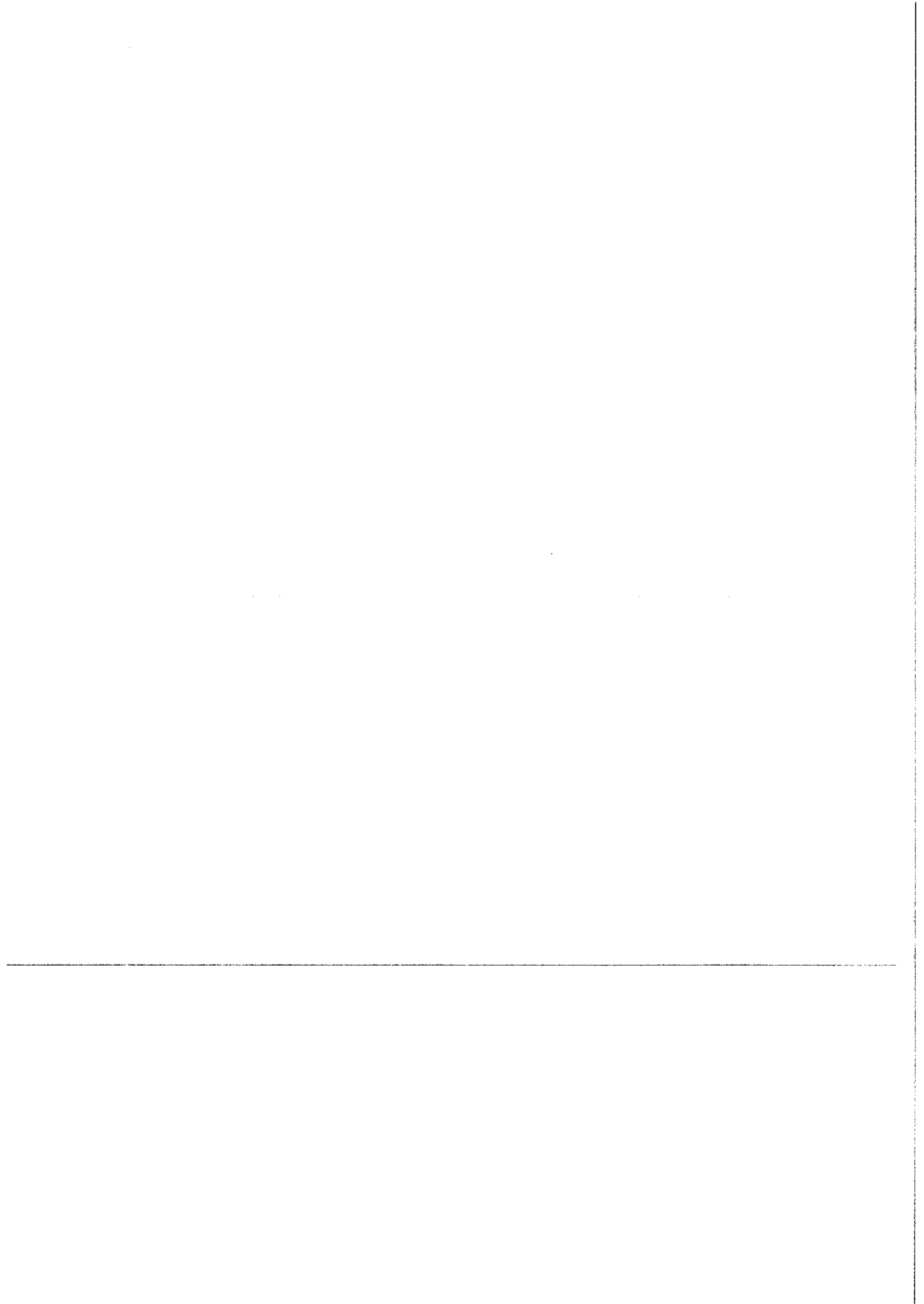
- standard bitmac with precast concrete kerbs
- permeable block paving in Autumn Gold (footpaths)
- permeable block paved roads and shared drives in Brindle
- Piatto textured flag paving in Silver Granite colour
- Rumble strips in small setts, also silver granite
- gravel paths in open spaces
- knee rails will be 1.2m high (I don't know many people with knees 4 foot above ground)
- garden boundaries are either a brick wall or a closeboard fence, both the standard 1.8m high.

Soft Landscaping (18 drawings)

No surprises here either: shrubs in the tiny strip between the house front and the street (where included) – Portuguese laurel, lavender, rosemary, cistus, hebe, all evergreen and low maintenance, and trees – common pear, crab apple, bird cherry, rowan, hornbeam and field maple. Still no clue what the 'entrance feature' mentioned in the Design Code is to be.

KM

April 2018





Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference: 00026506

Local Planning Authority: Aylesbury Vale District

Site: Land North Of A421 Tingewick Road,
Buckingham

Proposal: Approval of the reserved matters details of
the external appearance of the buildings, the
landscaping of the site, layout and scale for
each phase or part of the development
together with discharge of conditions 2.

Planning Application: 17/04668/ADP

Prepared by: Pre-Development Team

Date: 07 March 2018

If you would like to discuss any of the points in this document please
contact me on 0345 606 6087 or email
planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Buckingham Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Section 3 – Foul Sewerage Network

- 3.1 Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures.

We request a condition requiring the drainage strategy covering the issue(s) to be agreed.

Section 4 – Surface Water Disposal

- 4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to

be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

5.1 Not applicable.

Section 6 – Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Foul Sewerage Network (Section 3)

CONDITION

No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

Heritage & Conservation

Application consultation response



Application reference:	17/04668/ADP
Site:	Land North Of A421 Tingewick Road, Buckingham
Proposal:	Approval of the reserved matters details of the external appearance of the buildings, the landscaping of the site, layout and scale for each phase or part of the development together with discharge of conditions 2 (phasing) and 6 (design code) pursuant to outline permission 15/01218/AOP for consideration of means of access to provide up to 400 Residential Dwellings (including Affordable Housing), Open Space including Play Areas and sports and related recreation facilities, Landscaping, New Vehicular and Pedestrian Accesses, Engineering (including Ground Modelling) Works, Infrastructure Works (including Drainage Works and Utilities Provision) and Demolition (including Site Reclamation), Car Parking and Lighting.
Action required prior to determination:	Yes

Heritage Assets

The proposed development contains the scheduled monument of St Rumbold's Well. In addition the scheme would affect the setting of the Church of St Peter and St Paul, Buckingham (Grade I). In addition the scheme will also affect the setting of Buckingham Conservation Area that includes numerous other listed buildings. These are all designated heritage assets.

St Rumbold's Well and the Church of St Peter and St Paul are of national importance.

Relevant planning history

15/01218/AOP - Application for Outline Planning Permission with access to provide up to 400 Residential Dwellings (including Affordable Housing), Open Space including Play Areas and sports and related recreation facilities, Landscaping, New Vehicular and Pedestrian Accesses, Engineering (including Ground Modelling) Works, Infrastructure Works (including Drainage Works and Utilities Provision) and Demolition (including Site Reclamation), Car Parking and Lighting. | Land North Of A421 Tingewick Road Buckingham Buckinghamshire

Discussion

Further to my comments dated 2 January 2018, I confirm that the Phasing Plan (Condition 2) is acceptable and I have no heritage concerns.

Regarding the Design Code (Condition 6), I have now had the opportunity to review this and confirm that this largely ignores heritage assets (Scheduled Monuments, listed buildings and conservation areas) and their importance in influencing the design of new development and adding value through integration of new communities and acting as design cues for local distinctiveness. Looking at the rather bland house types proposed for this development I do consider that a vernacular building study of Buckingham Conservation Area could have informed this development proposal and provided a much needed injection of local character and townscape interest. View corridors are mentioned to Buckingham Church yet no detailed views are shown to demonstrate what these would look like to this key building. Public open space and green infrastructure fails to mention interpretation of heritage and how St Rumbold's Well could be more integrated into this new community; in addition public art fails to include opportunities for heritage interpretation.

In my previous comments I set out the need for a buffer in the vicinity of the Scheduled Monument to protect its setting and significance. In addition I advised that it was important that Historic England

were fully involved with the development of the design for the development to ensure that the significance of this heritage asset was given due consideration. From reviewing the information submitted it appears that this advice was ignored.

I maintain my concerns regarding the setting of the monument and the need to provide greater space around this structure in order to provide more of an open setting. I am also concerned at the proximity of proposed planting to this heritage asset since this has the potential to damage the significance of the asset. The setting of the scheduled monument also needs to be considered in the location and design of the play space in the western area of St Rumbolds Park.

I also consider that given the importance of the Scheduled Monument that the applicant needs to consider its future conservation management, protection and interpretation. This at the current time is lacking and is a concern.

Lastly I am concerned that a Heritage Assessment has not been submitted with this application and consider that this is contrary to the requirements of the NPPF (Paragraphs 128) which requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting and submit an appropriate desk-based assessment and, where necessary, a field evaluation where a site includes heritage assets with archaeological interest.

In conclusion, I am therefore of the opinion that the material submitted in relation to reserved matters (details of the external appearance of the buildings, the landscaping of the site, layout and scale) has the potential to cause substantial harm of a scheduled monument and do not address concerns previously raised. In addition I am of the opinion that the requirements of the Planning (Listed Building & Conservation Areas) Act 1990 have not been complied with.

Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990 sets out a general duty in respects of listed buildings in the exercise of planning functions, namely to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the Planning (Listed Building & Conservation Areas) Act 1990 sets out the general duty with respect to conservation areas, namely to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Taking into account the requirement of Section 66 and 72 of the P(LB&CA)A 1990 this duty has not be complied with by the current development proposal.

I also consider that the proposed development fails the historic environment objectives and tests of the National Planning Policy Framework in respect of heritage asset significance and local character and distinctiveness (Paragraphs 131, 132 and 134). Paragraph 131 states that 'In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 is relevant to the scheduled monument which is of national significance. It states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification... Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 134 is also relevant to the setting of the listed buildings and conservation area. It states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.

Summary

This development proposal in its current form would not sustain or enhance the heritage assets and would not make a positive contribution to local character and local distinctiveness. The current proposal has the potential to cause a high level of harm to the significance of the scheduled monument and less than substantial harm to the setting of listed buildings and Buckingham Conservation Area. It is therefore considered that further detailed heritage and design work needs to be undertaken to move this development proposal forward including engaging with Historic England and obtaining any Scheduled Monument necessary consents before this Reserved Matters application can be determined with an approval.

Recommendation (select)

- Approval
- Conditional approval
- Refusal
- Seek amendments without re-consultation
- Seek amendments with re-consultation (10 days)
- Seek additional information without re-consultation
- Seek additional information with re-consultation (10 days)

Reason/Conditions/Amendments/further information required (delete as appropriate)

From	Fiona Webb, BSc, MA, Dip UD, Dip B.Con, MRTPI, IHBC
Date	9/03/2018



AYLESBURY VALE
DISTRICT COUNCIL

Planning application response

Making Aylesbury Vale the best possible place to live and work

To:	Jason Traves
From:	Joe Houston
Site:	Land North Of A421 Tingewick Road Buckingham Buckinghamshire
Detail:	Approval of the reserved matters details of the external appearance of the buildings, the landscaping of the site, layout and scale for each phase or part of the development together with discharge of conditions 2 (phasing) and 6 (design code) pursuant to outline permission 15/01218/AOP for consideration of means of access to provide up to 400 Residential Dwellings (including Affordable Housing), Open Space including Play Areas and sports and related recreation facilities, Landscaping, New Vehicular and Pedestrian Accesses, Engineering (including Ground Modelling) Works, Infrastructure Works (including Drainage Works and Utilities Provision) and Demolition (including Site Reclamation), Car Parking and Lighting.
Application number:	17/04668/ADP
Date received:	12/02/2018

Joe Houston – Parks & Recreation – 14/02/2018

LEAPs & NEAPs

The proposed 2 LEAPS and 1 NEAP are not acceptable for the following reasons:

- They contain items of (non Robinia) wooden equipment in direct contact with the ground which can accelerate timber decay.
- It is unclear if the safety surfacing (wetpour & Grass Matta) forms a continuous surface across each site, which is required in order to improve access for all.
- They include slides that aren't stainless steel. Only stainless steel slides are acceptable.
- The 2 x LEAPs are enclosed with knee rails and hedge planting instead of the required hot-dip galvanised and powder coated 1m high bow-top fencing, with both lockable maintenance gates and anti rebound self closing pedestrian gates.
- No robust litter bins. Each LEAP should have a minimum of 1 litter bin. The NEAP a minimum of 2 litter bins – all bins to be robust and have lockable liners with a min 90 litre capacity.
- The NEAP is too far away (around 100m) from dwellings which reduces informal surveillance and makes it feel separate from the development. NEAP to be positioned closer to dwellings to improve informal surveillance bearing in mind the 30m minimum buffer distance.
- Duplication of equipment throughout development. This should be avoided, each LEAP and NEAP to have different equipment from different suppliers in order to prevent duplication and provide variety and encourage travel between each facility.

- No hard surfaced path linking to ball court, which should also have a minimum of 2 egress points. Provide minimum 1.2m wide hard surfaced path linking to and surrounding the ball courts perimeter which improves access for all.
- Confirmation has not been received that the 2 LEAPs score a minimum of 'Good' for both toddlers and juniors against RoSPA's play value assessment.
- Confirmation has not been received that the NEAP scores a minimum of 'Good' for both toddlers, juniors and teenagers against RoSPA's play value assessment.

Revised LEAP (toddlers & juniors) and NEAP (toddlers, juniors and teenagers) schemes should therefore be provided which meet the above requirements and score a minimum of 'Good' for all intended age ranges against the below RosPA play value assessment sheet. Play equipment should be supplied from both of the following two Buckingham Town Council preferred suppliers: Sutcliffe Play and Kompan.

Planting trees in close proximity to the ball court should be avoided due to potential vandalism to the trees, leaf litter on the court and root damage to the court.

St Rumbold's Well Open Space

This open space is currently unacceptable, as it fails to provide a hard surfaced access path that links residents of the development through 'St Rumbolds Park' directly to the adjacent Buckingham Railway Walk, which is due to receive a £239,000 "Sustainable Transport Contribution" (as part of this developments 15/01218/AOP S106 agreement) which in turn connects residents to the Royal Latin School, University of Buckingham, town centre and outlying shops, services and communities.

RoSPA Play Value Assessment Sheet

Toddlers				Max	Score
Balancing				1	
Crawling (short tunnels etc)				1	
Rocking				1	
Rotating				1	
Sliding				1	
Swinging				1	
Sand Play				6	
Water Play				6	
Sensory Items				3	
Textural variety				2	
3+ Primary Colours				2	
Toddler seating				1	
Imaginative play (Area lending to use of child's imagination)				5	
Interactive ability (Items encouraging group play)				2	
Parental Seating (in Toddler section)				1	
TOTAL				34	0
Excellent = >22	Good = 18-22	Average = 14-17	Below Average = 9-13		Poor = <9
OVERALL TODDLER ASSESSMENT =					POOR

Juniors				Max	Score
Balancing				2	
Crawling (Short tunnels)				1	
Rocking				1	
Rotating				1	
Rotating (Multi User ie roundabouts etc)				2	
Rocking and rotating (Mobilus, Waltz etc)				4	

Sliding conventional (ie slide etc)	1			
Sliding (firemans pole etc)	1			
Swinging (Single)	1			
Swinging (Group)	2			
Gliding (Aerial runways etc)	2			
Hanging	1			
Climbing	2			
Gymnastics	1			
Agility (Clatter bridges etc)	2			
Ball Play (Basketball/netball/football)	4			
Sand Play	4			
Water Play	4			
Sensory items	2			
Textural variety	2			
Wheeled Play (for bikes, skateboards etc)	6			
3+ Primary colours	1			
Interactive ability (Items encouraging group play)	4			
Junior Seating	1			
Imaginative play (Area lending to use of child's imagination)	4			
Educational Play (abacus etc)	1			
Ground Graphics (Hopscotch etc)	2			
TOTAL	59	0		
Excellent = >40	Good = 32-40	Average = 26-31	Below Average = 15-25	Poor = <15
OVERALL JUNIOR ASSESSMENT =				POOR

Teenagers		Max	Score	
Interactive ability (items encouraging group play)		4		
Sports simulation / dynamic equipment / competition		4		
Cardio-vascular / Muscular development		4		
Rocking and rotating (Mobilus, Waltz etc)		4		
Swinging (Group)		4		
Gliding (Aerial runways etc)		3		
Climbing (Climbing Walls etc)		2		
Textural variety		2		
Scent (From Planting)		2		
Humour		2		
Graphics		3		
Teenage Seating areas/shelters		6		
Ball Play (Basketball/netball/football etc)		6		
Wheeled Play (for bikes, skateboards etc)		6		
TOTAL		52	0	
Excellent = >35	Good = 25-35	Average = 18-24	Below Average = 11-17	Poor = <11
OVERALL TEENAGE ASSESSMENT =				POOR

Environment Team

From: Traves, Jason
Sent: Tue, 6 Mar 2018 10:24:55 +0000
To: DevCon Mailbox
Subject: Please upload - FW: 17/04668/ADP

Thanks devcon. JT

From: Remmington, James
Sent: 09 February 2018 11:06
To: Traves, Jason
Subject: RE: 17/04668/ADP - Land North Of A421 Tingewick Road Buckingham Buckinghamshire

Hi Jason,

I have been unable to find any tree documents submitted with this application, but there is potential for trees to be negatively affected.

I would point out that trees are a material consideration in the planning process. Therefore the applicant must be able to demonstrate that they have considered the impacts to trees, and reference any mitigation measures they are employing to reduce those. This needs to be prior to determination, and lack of this info could form a reason for refusal.

Ordinarily I would advise that an Arboricultural Impact Assessment in accordance with BS5837:2012 is the councils preferred way to achieve this.

Our relevant saved policy from the AVDLP is below for ref:

Existing Vegetation

4.129. Trees, hedgerows and other vegetation are an important element of both urban and rural environments in several respects. They often characterise a locality, provide wildlife or ecological interest and screen development from view, softening its impact and improving its appearance.

4.130. The Council will therefore expect proposals for development and redevelopment of land to include appropriate measures for retention of existing vegetation.

4.131. When the Council is notified of the intention to fell or carry out other works to a tree which is subject to a Tree Preservation Order, regard will be had to the health and stability of the tree and its likely future life, and the existing and likely future contribution of the tree to public amenity. Where trees of amenity, landscape or wildlife importance, whether protected or not, are felled, it would be appropriate to secure replacement planting, usually with locally appropriate species, in the next planting season.

GP.39 In considering applications for development affecting trees or hedges the Council will:

- a) require a survey of the site and the trees and hedges concerned;
- b) serve tree preservation orders to protect trees with public amenity value; and
- c) impose conditions on planning permissions to ensure the retention or replacement of trees and hedgerows of amenity, landscape or wildlife importance, and their protection during construction.

Let me know if you need anything else at this point.

Kind regards,

James Remmington
Planning Tree Officer
Environment Team
Aylesbury Vale District Council
The Gateway, Gatehouse Road
Aylesbury. HP19 8FF

Transport • Economy • Environment

Director Environment Services
Martin Dickman

Buckinghamshire County Council
County Hall, Walton Street, Aylesbury
Buckinghamshire, HP20 1UA

Telephone 0845 3708090
www.buckscc.gov.uk

Aylesbury Vale District Council

Date: 28th February 2018
Ref: JC

FAO: Jason Traves

Dear Jason,

17/04668/ADP | Approval of the reserved matters details of the external appearance of the buildings, the landscaping of the site, layout and scale for each phase or part of the development together with discharge of conditions 2 (phasing) and 6 (design code) pursuant to outline permission 15/01218/AOP for consideration of means of access to provide up to 400 Residential Dwellings (including Affordable Housing), Open Space including Play Areas and sports and related recreation facilities, Landscaping, New Vehicular and Pedestrian Accesses, Engineering (including Ground Modelling) Works, Infrastructure Works (including Drainage Works and Utilities Provision) and Demolition (including Site Reclamation), Car Parking and Lighting | Land North Of A421 Tingewick Road Buckingham Buckinghamshire

Thank you for your letter of 6th February 2018. You may recall my response on 10th January 2018 to this application and I note the additional plans requiring comment.

I am content with the 'standard bitmac surface' proposed through the residential area that pedestrians will take along any alternative route for Footpath BUC/36/2, as shown, for example, on BDWNT21461-12, 11 of 16.

However, the surface proposed through St Rumbold's Park along Footpath BUC/36/2 to the existing pedestrian network along Gawcott Road is sub-optimal for a development of this size. Drawings BDWNT21461-12 (13 of 16; and 15 of 16) show the surface as 'breedon gravel', but this route should be constructed with the same 'standard bitmac surface' as proposed through the residential area. This will provide one a continuous experience between the footways along Gawcott Road and the development and a surface with much greater longevity than gravel.

I would therefore request revised plans to indicate Footpath BUC/36/2 through St Rumbold's Park as 'standard bitmac surface' or an additional condition is recommended to that of my 10th January 2018 response, as outlined below.

Condition:

The development hereby permitted shall not begin until details of the adopted footway, linking the development with Gawcott Road along Footpath BUC/36/2, and shown in principle on Drawings BDWNT21461-12 (13 of 16; and 15 of 16), has been approved in writing by the local planning authority, and no dwelling shall be occupied until the footway has been laid out and constructed in accordance with the approved details. For the avoidance of doubt, the surface shall be constructed of asphalt (2 metres width) with concrete edging and all gates along the route shall be removed.



Reason:

In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

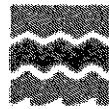
Yours sincerely,

Jonathan Clark

Strategic Access Officer

Tel: 01296 387695

E-mail: jclark@buckscc.gov.uk



Historic England

SOUTH EAST OFFICE

Mr Jason Traves
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury
Buckinghamshire
HP19 8FF

Direct Dial: 01483 252000

Our ref: P00796910

9 March 2018

Dear Mr Traves

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND NORTH OF A421 TINGEWICK ROAD BUCKINGHAM BUCKINGHAMSHIRE
Application No. 17/04668/ADP**

Thank you for your letter of regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Summary

The removal of some of the planting proposed in the previous submission is welcomed. However, there remain a number of areas of concern including some proposed planting within the area of the scheduled monument, the future treatment of the scheduled well itself, and the proximity of the proposed play area (LEAP).

I advise that you should not approve the reserved matters. The applicant should submit a revised scheme which addresses the issues set out below. Please consult us again when this submission has been received.

Historic England Advice

I understand that these are further revised proposals for the landscaping and treatment of the development, together with a design code.

I welcome the fact that the double hedge through the monument and some of the woodland planting have been removed.

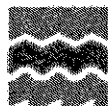
With reference to undesignated archaeological remains we defer to the advice provided by Eliza Alqassar, Archaeology Officer, Buckinghamshire County Council. We endorse the advice that Ms Alqassar has provided, particularly the recommendation that there should be 'no development or landscaping' in the eastern



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field.

I understand from the applicant's heritage consultant, Orion Heritage, that further revised plans are to be submitted. However, in the meantime, I refer in general to my previous advice letters dated 17-1-18 and 10-5-2015. The following points, some of which are reiterations, should also be noted.

The submitted drawing 17_04668_ADP-BDWNT21461-12-SHEET18 shows planting of 'Proposed native woodland mix shrub planting' over a wide area within the scheduled monument. As stated in our previous advice letter, planting would not be acceptable. the planting would require scheduled monument consent from the Secretary of State, advised by ourselves. On present evidence, we would advise the Secretary of State not to grant consent. Aside from the danger of root damage to below ground archaeological remains (the area contains a leat running from the well), the scheduled area is also partly a sample of the agricultural earthworks (ridge and furrow) which formed part of the medieval open field system. It is therefore essential for the illustrative value of these remains that the area is open. Managed rough grassland would be appropriate treatment.

The play area (LEAP) had been retained in a location close to the scheduled monument. In my original advice letter dated 10-5-15 I referred to the aesthetic value that arises from the well being a quiet and 'secret' place. The noise from the play area will impact on this value. The play area, if it is to be in the eastern field at all, should be moved at least twice the distance away from the well. If this brings it back into conflict with the below-ground archaeological remains of the Roman settlement, then the play area should be moved out of the eastern field.

The design code has now been made available. It contains the previous landscape design for the area of St Rumbold's well - for our advice on this see our letter dated 17-1-18. The design code should be revised to reflect our concerns stated here and in previous letters.

I remain concerned that the future plans for the well are only stated as 'to be retained'. I advised in detail on this in my original advice letter dated 10-5-2015. A clear plan should be set out for the conservation, interpretation and future maintenance of the well. I advise that the reserved matters should not be approved until such a plan has been submitted. The arrival of a new community, living close to the scheduled well, represents an opportunity for that community to take 'ownership' of the monument and for the monument to be more widely experienced. However, there is also a potential increased risk to the well, particularly through vandalism, which needs to be considered. Paragraph 131 of the National Planning Policy Framework is relevant here. the relevant section reads:

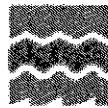
In determining planning applications, local planning authorities should take account of:



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- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

A soft landscape specification and a soft landscape management and maintenance plan have been produced. Neither document mentions the scheduled monument even though it will be fundamental for any contractor to know of its present and location, and of the need for care and special treatment. These documents should be revised to take account of the scheduled monument.

Recommendation

Historic England objects to the application on heritage grounds. Within the National Planning Policy Framework (2012), paragraphs 129, 131, 132, 134 (note reference to 'optimum viable use'), 135, 137 and 139 are relevant.

Your authority should take these representations into account in determining the application. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

Please contact me if we can be of further assistance.

Yours sincerely



David Wilkinson

Assistant Inspector of Ancient Monuments
E-mail: david.wilkinson@HistoricEngland.org.uk

cc: Eliza Alqassar, Archaeology Officer, Buckinghamshire County Council



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BUCKINGHAM TOWN COUNCIL

Interim meeting of Full Council
9th April 2018

Officer: Christopher Wayman Town Clerk

BACKGROUND

At Full Council on the 22nd January 2018 (724/17) Members received a report from the Town Clerk proposing a change to the Council's committee structure. It was unanimously **AGREED** to remit the body of the Officer's report to individual Committees for further debate and an informal meeting of the Full Council with recommendations come back to Full Council. The Town Clerk prepared a separate report for each Committee and the following recommendations were proposed:

Resources Committee (26th February 2018 813/17)

Proposed by Cllr. Stuchbury and seconded by Cllr. G. Collins for the Town Clerk to investigate and propose a form of scrutiny, similar to the remit of Resources Committee, to run alongside any new structure agreed at Full Council.

Town Centre & Events Committee (5th February 2018 756/17)

Proposed by Cllr. Smith, seconded by Cllr. O'Donoghue and unanimously **AGREED** To **RECOMMEND** to Full Council that Members support the report recommendations and suggest a means of scrutiny across the piece, not just for the TC&E committee. Additionally, the function of the Community and Wellbeing committee should be to "*promote community wellbeing through entertainment, activities, services and information with townsfolk engagement*"

Environment Committee (12th February 2018 779/17)

Proposed by Cllr. Stuchbury, seconded by Cllr. Collins, that the Town Clerk's report be noted, but that an additional report be submitted, recognising the functions and accountability of elected Councillors, and acknowledging democratic process and Members part in the new structure and changes to the powers of Chairmen within the legal framework of the Local Government Acts.

Proposed by Cllr. Smith, seconded by Cllr. O'Donoghue, that the report include a mechanism for decision-making between Committee meetings.

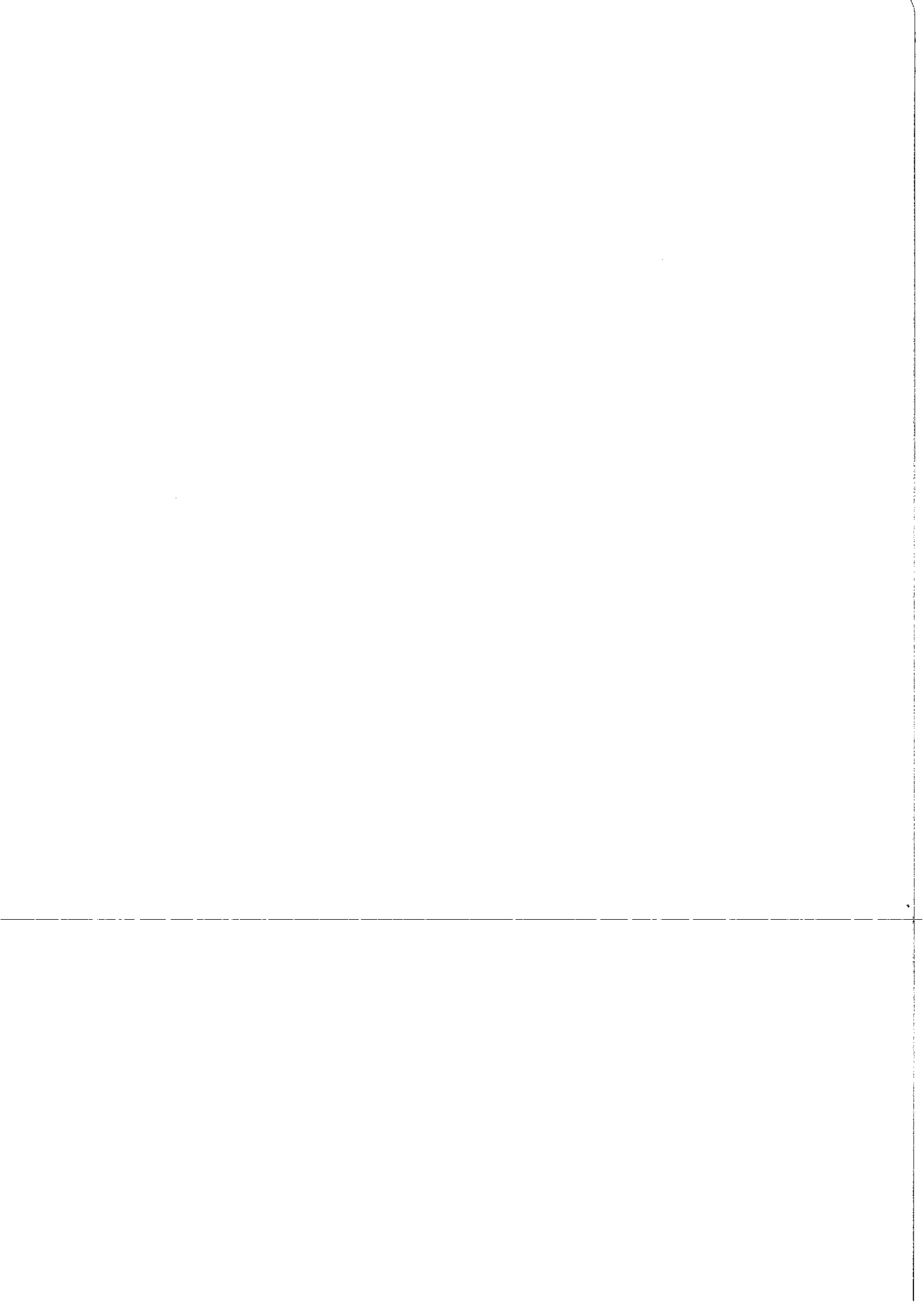
Members agreed, Cllr. Hirons excepted, that consideration of the change be deferred until the parallel detail report was available. **ACTION TOWN CLERK**

Planning Committee (19th March 2018 848/17)

Proposed by Cllr. Stuchbury, seconded by Cllr. O'Donoghue and **RECOMMENDED** to Full Council that Planning Committee stays in place with the creation of an Economic Development Subcommittee.

RECOMMENDATION

That Members agree to allow the Town Clerk to investigate the Committees' recommendations but that at this moment in time no changes to the existing Committee structures are to be implemented.



**BUCKINGHAM TOWN COUNCIL
INTERIM COUNCIL MEETING
MONDAY 9 APRIL 2018**

Written by the Mayor, Cllr Jon Harvey

COUNCIL MEETING STRUCTURE

The context

It now seems most likely that our local government structures are about to undergo significant change. The government minister has declared that he is minded to decide on a single unitary council for the whole county of Buckinghamshire. The alternative model is not yet abandoned but it would seem that the idea of there being no change whatsoever, is. Three years or less from now, the Town Council will be liaising with a single local government authority not two as at present.

We should not underestimate the impact this will have on AVDC and BCC as they will be very caught up in making the transition work as smoothly and efficiently as possible. It is likely they will be even less responsive to us in coming months as they focus on putting their own houses in order in advance of the reform. This means we are going to have to be even tighter, slicker and more strategic in how we work so that we can influence the shape of the new council structures being established as well as consider how the shape of our own council services will need to change in the future. We cannot afford to miss this opportunity to shape our future on behalf of the residents of our town.

I want us to be authors of our own future, not actors in someone else's script. We (along with other local councils in Bucks) are the continuity council for Buckingham for the time being.

Against this background, we can expect even more pressure on us to use our resources as efficiently as possible. We have agreed that we need to be more on top of the precept making process this coming year so that any changes in precept are closely monitored and managed. We will have to manage most carefully the pressure on us to accept new devolvments of services with little long term monies to go with them.

~~All this means, in my view, that we cannot carry on doing what we have been doing.~~

The Town Clerk's proposals for meeting structure change

Each committee has now discussed and reviewed the Town Clerk's proposals to shift towards fewer meetings of the Council and a redefining of the purpose of the committees towards more outcome focus. I am not planning to summarise in detail what has been said but very broadly significant concerns were raised about whether the proposals could mean less accountability to our residents, less deliberation and scrutiny of decisions made and whether the lower frequency of meetings might lead to less responsiveness. It seems unlikely that the proposals in their current form can now go ahead.

The agenda for such a day can be refined but I would broadly suggest working through the following questions:

1. What are the significant threats and opportunities in our local government hinterland that we need to make sure that we handle well into the future?
2. Relative to these changes, threats and opportunities, in what ways are our current council structures weak and in what ways are they strong?
3. Given the answers to questions one and two and our general responsibilities as a town council, what should be the *principles* that should design any future shape of our meeting structures etc?
4. With these principles in mind, what are all the options that we can think of?
5. Using these principles in detail, which option comes closest to being the best to take us forward?
6. What recommendations do we wish to make to the Full Council that will represent our discussions and ideas about the best way forward?

I would suggest that we choose a day on which all can attend who wish to attend. And I think we need to do this soon so that if we do decide to make some significant changes, we can fully test these over the coming political year. I would also suggest that a number of officers join us on the day as well: the Town Clerk of course, but also the Deputy Town Clerk, the Estates Manager and the Committee Clerk. I think they will have insights and ideas to share that will help us, the councillors make some good decisions. (Hence the workshop format.)

Conclusion

As the continuity council for Buckingham, we will achieve our best for the local people if we are all heading in the same direction in a harmonious way. I hope my proposals will take us there.

Cllr Jon Harvey
Town Mayor

21/3/18

Review of Local Government Ethical Standards: Stakeholder Consultation

The Committee on Standards in Public Life is undertaking a review of local government ethical standards.

Robust standards arrangements are needed to safeguard local democracy, maintain high standards of conduct, and to protect ethical practice in local government.

As part of this review, the Committee is holding a public stakeholder consultation. The consultation is open from 12:00 on Monday 29 January 2018 and closes at 17:00 on Friday 18 May 2018.

Terms of reference

The terms of reference for the review are to:

1. Examine the structures, processes and practices in local government in England for:
 - a. Maintaining codes of conduct for local councillors;
 - b. Investigating alleged breaches fairly and with due process;
 - c. Enforcing codes and imposing sanctions for misconduct;
 - d. Declaring interests and managing conflicts of interest; and
 - e. Whistleblowing.
2. Assess whether the existing structures, processes and practices are conducive to high standards of conduct in local government;
3. Make any recommendations for how they can be improved; and
4. Note any evidence of intimidation of councillors, and make recommendations for any measures that could be put in place to prevent and address such intimidation.

The review will consider all levels of local government in England, including town and parish councils, principal authorities, combined authorities (including Metro Mayors) and the Greater London Authority (including the Mayor of London).

Local government ethical standards are a devolved issue. The Committee's remit does not enable it to consider ethical standards issues in devolved nations in the UK except with the agreement of the relevant devolved administrations. However, we welcome any evidence relating to local government ethical standards in the devolved nations of the UK, particularly examples of best practice, for comparative purposes.

Submissions will be published online alongside our final report, with any contact information (for example, email addresses) removed.

Consultation questions

The Committee invites responses to the following consultation questions.

Please note that not all questions will be relevant to all respondents and that submissions do not need to respond to every question. Respondents may wish to give evidence about only one local authority, several local authorities, or local government in England as a whole.

Please do let us know whether your evidence is specific to one particular authority or is a more general comment on local government in England.

Whilst we understand submissions may be grounded in personal experience, please note that the review is not an opportunity to have specific grievances considered.

- a. Are the existing structures, processes and practices in place working to ensure high standards of conduct by local councillors? If not, please say why.
- b. What, if any, are the most significant gaps in the current ethical standards regime for local government?

Codes of conduct

- c. Are local authority adopted codes of conduct for councillors clear and easily understood? Do the codes cover an appropriate range of behaviours? What examples of good practice, including induction processes, exist?
- d. A local authority has a statutory duty to ensure that its adopted code of conduct for councillors is consistent with the Seven Principles of Public Life and that it includes appropriate provision (as decided by the local authority) for registering and declaring councillors' interests. Are these requirements appropriate as they stand? If not, please say why.

Investigations and decisions on allegations

- e. Are allegations of councillor misconduct investigated and decided fairly and with due process?
 - i. What processes do local authorities have in place for investigating and deciding upon allegations? Do these processes meet requirements for due process? Should any additional safeguards be put in place to ensure due process?
 - ii. Is the current requirement that the views of an Independent Person must be sought and taken into account before deciding on an allegation sufficient to ensure the objectivity and fairness of the decision process? Should this requirement be strengthened? If so, how?
 - iii. Monitoring Officers are often involved in the process of investigating and deciding upon code breaches. Could Monitoring Officers be subject to conflicts of interest or undue pressure when doing so? How could Monitoring Officers be protected from this risk?

Sanctions

- f. Are existing sanctions for councillor misconduct sufficient?
 - i. What sanctions do local authorities use when councillors are found to have breached the code of conduct? Are these sanctions sufficient to deter breaches and, where relevant, to enforce compliance?

- ii. Should local authorities be given the ability to use additional sanctions? If so, what should these be?

Declaring interests and conflicts of interest

- g. Are existing arrangements to declare councillors' interests and manage conflicts of interest satisfactory? If not please say why.
 - i. A local councillor is under a legal duty to register any pecuniary interests (or those of their spouse or partner), and cannot participate in discussion or votes that engage a disclosable pecuniary interest, nor take any further steps in relation to that matter, although local authorities can grant dispensations under certain circumstances. Are these statutory duties appropriate as they stand?
 - ii. What arrangements do local authorities have in place to declare councillors' interests, and manage conflicts of interest that go beyond the statutory requirements? Are these satisfactory? If not, please say why.

Whistleblowing

- h. What arrangements are in place for whistleblowing, by the public, councillors, and officials? Are these satisfactory?

Improving standards

- i. What steps could *local authorities* take to improve local government ethical standards?
- j. What steps could *central government* take to improve local government ethical standards?

Intimidation of local councillors

- k. What is the nature, scale, and extent of intimidation towards local councillors?
 - i. What measures could be put in place to prevent and address this intimidation?

Who can respond?

Anyone with an interest may make a submission. The Committee welcomes submissions from members of the public.

However, the consultation is aimed particularly at the following stakeholders, both individually and corporately:

- Local authorities and standards committees;
- Local authority members (for example, Parish Councillors, District Councillors);
- Local authority officials (for example, Monitoring Officers);
- Think tanks with an interest or expertise in local government;
- Academics with interest or expertise in local government; and
- Representative bodies or groups related to local government.

How to make a submission

Submissions can be sent either in electronic format or in hard copy.

Submissions must:

- State clearly who the submission is from, i.e. whether from yourself or sent on behalf of an organisation;
- Include a brief introduction about yourself/your organisation and your reason for submitting evidence;
- Be in doc, docx, rtf, txt, ooxml or odt format, not PDF;
- Be concise – we recommend no more than 2,000 words in length; and
- Contain a contact email address if you are submitting by email.

Submissions should:

- Have numbered paragraphs; and
- Comprise a single document. If there are any annexes or appendices, these should be included in the same document.

It would be helpful if your submission included any factual information you have to offer from which the Committee might be able to draw conclusions, and any recommendations for action which you would like the Committee to consider.

The Committee may choose not to accept a submission as evidence, or not to publish a submission even if it is accepted as evidence. This may occur where a submission is very long or contains material which is inappropriate.

Submissions sent to the Committee after the deadline of 17:00 on Friday 18 May 2018 may not be considered.

Submissions can be sent:

1. Via email to: public@public-standards.gov.uk
2. Via post to:
Review of Local Government Ethical Standards
Committee on Standards in Public Life
GC:07
1 Horse Guards Road
London
SW1A 2HQ

If you have any questions, please contact the Committee's Secretariat by email (public@public-standards.gov.uk) or phone (0207 271 2948).

Katharine McElligott

From: Parish Support <parishsupport@aylesburyvaldc.gov.uk>
Sent: 29 March 2018 15:29
Subject: Unitary parish meeting RSVP

Dear parish councillors

Following the parishes newsletter last week, I am writing to invite you to attend one of two meetings for parish councils requested by Leader of AVDC Cllr Neil Blake, about the Secretary of State Sajid Javid's 'minded to' announcement about a single county-wide unitary for Bucks.

The two events are at the following times and places:

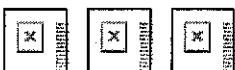
- 5.30pm-7.30pm on Wednesday 18 April at Buckingham Community Centre, Cornwalls Meadows, Buckingham MK18 1RP;
- 5.30pm-7.30pm on Tuesday 24 April in the Diamond Room, The Gateway (AVDC's offices), Gatehouse Road, Aylesbury HP19 8FF

This will be an opportunity to hear more from Neil and AVDC's senior management team about how the council is responding to the announcement. It's a chance to address any queries you may have about the detail of the district councils' preferred two-unitaries plan and learn more about how your parish can have its say.

Please click [here](#) to RSVP by Weds 11 April to enable us to plan refreshments and make sure there is enough room for everyone who wants to attend. Also please feel free to email me or call me on 01296 584047 if you have any queries about these events.

Kind Regards

Hazrat Hussain
Parish Liaison Officer
[Parish & Members Support page](#)



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The views expressed within this message are those of the individual sender and not necessarily those of Aylesbury Vale District Council.