

Minutes of a meeting of the Full Council of Buckingham Town Council held on **Monday 19th January 2015** in the Council Chamber, Cornwalls Meadow, Buckingham at 7:05pm following the Public Session.

Present: Cllr. T. Bloomfield
 Cllr. H. Cadd
 Cllr. Mrs. G. Collins
 Cllr. P. Collins
 Cllr. J. Harvey
 Cllr. P. Hirons
 Cllr. D. Isham
 Cllr. A. Mahi
 Cllr. H. Mordue
 Cllr. Ms. R. Newell
 Cllr. Mrs. L. O'Donoghue Town Mayor
 Cllr. M. Smith
 Cllr. R. Stuchbury

Invited Guests Mr. Grant Stevenson – Senior Planning Manager, Catesby Property Group (Applicant)
 Mr. Alex Kenny – Technical Manager, Catesby Property Group (Applicant)
 Mr. Clive Self – Director, CSa (Architects and Masterplanners)
 Mr. Simon Parfitt, Director, DTA (Transport Consultants)
 Mr. Gavin Gallagher, Associate, Barton Willmore Agent)

In attendance: Mr. C. P. Wayman Town Clerk
 Mrs. K. McElligott

637/14 Apologies for Absence

RESOLVED to note that there were apologies from Cllrs. R. Lehmann, Mrs. C. Strain-Clark and M. Try.

638/14 Declarations of Interest

Cllr. Newell declared a personal interest in items 13 & 14 as owner of a nearby property.

*Proposed by Cllr. O'Donoghue and **AGREED** that item 13 be taken next for the convenience of the visitors.*

*Proposed by Cllr. Hirons, seconded by Cllr. Smith, and **AGREED** that Standing Orders be suspended to allow the visitors to speak.*

639/14 Land East of Buckingham – Developer presentation

Mr. Gallagher described the proposal [see Min.650/14], and noted that, though pre-application advice had been sought from AVDC, none had yet been received. Environmental Impact Assessment screening has shown that an Environmental Impact Study is not required. 30% Affordable Housing (=120) would be included; the housing would occupy slightly over half the site, with the northern part predominantly open space to give good open views to the Church. Following public consultation this had been planned as a junior football pitch and tennis courts, with a community hall/changing rooms, plus allotments and a play area. Housing would

be interspersed with open space, including retention of existing rights of way, hedgerows and trees where possible, and new swales and balancing ponds, giving a density of 30 dwellings/ha

Mr. Parfitt described the pedestrian/cycle routes which included one along the A422 to the Page Hill roundabout, links to the Holloway, and a new footway north along Mill Lane. A possibility of an internal bus route was still being discussed, perhaps an off-peak shopper's bus to augment existing services in Page Hill & Maids Moreton, travelling along the spine road with a loop at the northern end. A route in from Mill Lane would require widening of the Lane, and taking some of the opposite verge which was not in the applicant's ownership.

Predicted traffic flows had been based on surveys, calculations and the County's Buckingham Traffic Model. A 40m diameter roundabout (adequate for long vehicles) would be installed at the site entrance on the A422, and this would be the only access, though one for emergency vehicles only could be added from Mill Lane. The impact of additional traffic had been calculated as modest.

Mr. Kenny outlined the drainage measures and utility supply; the site was in Flood Zone 1, so unaffected by fluvial (river) flooding, though the clay soil was relatively impermeable so pluvial (rainwater) flooding had to be considered. Attenuation measures proposed (balancing ponds allowing water flow via hydrobrake eventually into the river) would be as good as or better than that from the green fields. An open swale parallel to the spine road would take surface water into the system. It might be that a further tank on the SW of the site would be needed.

There are no existing foul water sewers serving the site, and there is some spare capacity in the treatment works, though expansion work would be needed to future-proofing to at least 2026. Gas and water mains were available along the bridleway to the west, and the overhead cables crossing the site could be diverted to run along the road verges – 2 or 3 substations would be required to boost the voltage, but otherwise capacity in all these utilities was adequate. BT was available at the Page Hill roundabout, and Virgin in Page Hill (though some Members disputed this). The benefits of the application were summarised as

- it went some way to easing the national housing shortage
- the affordable housing would help local people to live locally
- new sports facilities and community hall
- large areas of public open space and the retention of the public right of way, for the benefit of the wider community
- increased population to support local services, especially retail
- s106: besides the affordable housing, a commuted sum/organisation of a management company to maintain the sports pitches etc; financial contribution to primary and secondary schooling; public transport and highways contribution; healthcare improvements.

The projected timetable was consultation to close 5th February; to Committee 12th March; decision 24th March (13 weeks from lodging the application on 23rd December).

Members made comments and asked questions as follows (replies in italics)

- Broadband – recent experience has shown that new housing does not get connected promptly; *Virgin Media and BT Infinity both available locally; BT has confirmed capacity.* But installation is very slow; scheme is unworkable without. Please confirm availability of Virgin Media. *Will email details.*
- Education contribution – which officers contacted? *AVDC, but no pre-application advice has been received; will email name.* Recommend contacting BCC direct, talk to Chris Munday.
- Transport – huge concern about roundabout, single entrance unworkable; which officers contacted? Lack of connectivity with Maids Moreton or Buckingham –

isolated not integrated community will result. *BCC only want single access, won't allow one on Mill Lane as originally proposed. Ian Marshall & Andy Clarke [public transport]. Working with Transport Engineers & Planning, social aspects not part of remit.*

- Affordable housing should be 33% not 30%. *We can look at that.*
- Traffic will still use Mill Lane and Maids Moreton village streets to access A43 etc.; all unsuitable for extra traffic. *There is no need for mitigation: the calculations show that there will only be an extra vehicle every 7 – 8 minutes on average.* What about peak hour congestion – eg school times? *Many children will walk to school.*
- There is no room to create a footpath on the upper part of Mill Lane. *There is enough width in the verge for a footpath.*
- How does 30 dwellings/hectare compare with, say, Lace Hill? *[Clerk's note: Lace Hill averages 35/ha].*
- On-street parking; some houses on Lace Hill have three in-line parking spaces on a drive or in a parking yard which has led to much on-street parking, to the point where it is impossible to get an emergency vehicle to parts of the estate.
- 700 houses on Lace Hill has required a new primary school, two class entry. 400 houses implies additional provision of 1½ classes and few of the existing schools have space to expand. Not sustainable without.
- AVDC has already decided that it will not adopt any green spaces. New residents are faced with compulsory fees for a management company on top of their Council Tax, which is inequitable. Perhaps you could consider a co-operative company run by the residents? *This can be considered. We would employ an agent to collect fees etc., who could be replaced if found unsuitable.*
- Can the footway along the A422 also be a cycleway? *Yes.*
- Perhaps a park-and-ride car park could be created for the X5 in the green space?
- Does the plan fulfil the aims of the NPPF? *Yes.*
- If the AV Local Plan had been approved, would this application have been made? *Probably not. The AVDLP had policies preventing development beyond settlement boundaries, in rural areas etc. The emerging plan will have policies on what and where development can take place, but without it – and it is not imminent – there are no policies or land assessment. Housing need cannot wait until VALP catches up.*
- It is very cynical to lodge a major application on 23rd December immediately before the Christmas/New Year break, and expect the 13 weeks to be timed from that date. It would have been better to wait until the New Year so that 13 weeks' consideration could be given to it.
- Have you asked the Church about the community hall? They have been looking for facilities such as a toilet close to the church for some time. Please talk to the PCC.
- This many houses will have a significant effect on the character of the village – almost doubling its population.
- Will the sewers be connected before houses are sold? *Yes, of course, that's regulation.* Because this hasn't been done at Lace Hill and some are still connected to a cesspit.
- What % of the time will there be – say – more than 300mm water in the balancing ponds? *There will be water in most of the time. There will be lifebelts installed, and the side slopes will be very shallow – a child could crawl out.*

- There is no schedule of housing types and sizes. *This is an Outline Plan so the exact mix is not defined, but it is expected to range from 1 bed flats to 5 bed houses.*
- Will they mostly be 2-storey? *Much of the outside edge will be 2-storey, the central portion 2½-storey.*
- Where do you expect residents to work? Buckingham is not mentioned in the destination table. *We expect most residents will work in Buckingham. But they will still have to drive, without a work-hours bus service.*
- Initial work on the (Buckingham) Neighbourhood Plan noted surface water flooding on this site. *This is of pluvial origin and taken care of via field drains.*
- The secondary schools are too far from this site to walk to, and two of the four primary schools. This will exacerbate the already dire parking problems at schools., especially Bourton Meadow. The guests were recommended to visit Bourton Meadow on a schoolday afternoon to see the existing situation.

The Mayor thanked the guests for coming, and hoped they would take note of Councillor's comments.

The presentation team left the Chamber.

*Proposed by Cllr. Smith, seconded by Cllr. Bloomfield, and **AGREED** that Standing Orders be reinstated.*

*Proposed by the Mayor and **AGREED** that item 14 be taken next for the convenience of the Maids Moreton residents present.*

640/14 Major Planning Application - 15/00051/AOP Land East of Buckingham, Stratford Rd, Maids Moreton

Catesby Estates Ltd

Outline planning permission with means of access to be determined an all other matters reserved for up to 400 dwellings; a community hall/changing facility; general amenity space including open space and sports provision; landscaped areas; sustainable drainage measures including balancing ponds for surface water attenuation; new access points for vehicles, pedestrians and cyclists; associated engineering operation and all enabling and ancillary works.

The Planning Clerk had circulated a report with comments on the above application.

Proposed by Cllr. Collins, seconded by Cllr Cadd, that the Clerk's report form the basis of the Council's response.

Cllr. Hirons wanted the following added:

1. The additional pressure on the restricted parking in the town centre; this estate was too far for most residents to consider walking in.
2. The destination table reproduced in the document did not add up.
3. School capacity.

Cllr. Mordue noted the reluctance of the local doctors to take on the Health Centre at Lace Hill – any additional health facilities would have to be sanctioned by the CCG. He also expressed concern about the management company proposed for the community hall and pitches, and the old-fashioned layout of the estate. He regretted the lack of information passed back to the developers by AVDC.

Cllr. Stuchbury noted that we would not be permitted to speak at Committee and asked that Cllr. Lewis (Ward Member) be advised of BTC's response. He was concerned about the additional pressure on the schools and hoped that the s106 education contribution would be fairly distributed to all. He felt that the lack of even

visual links to the existing communities would be a problem leading to the residents feeling segregated, and the single, main road, access would increase travelling by car.

Members **AGREED** Cllr. Collins proposal. *[The response is attached as an appendix to these Minutes: Councillors comments have been incorporated, but paragraphs of description inserted into the report for Members' information have been removed.]*

Proposed by Cllr Stuchbury, seconded by Cllr. Smith, and **AGREED** unanimously that this Council would **OPPOSE** the application.

ACTION PLANNING CLERK

The residents left the meeting. Agenda order was resumed.

641/14 Minutes

RESOLVED to receive the minutes and confirm the recommendations therein of the Full Council Meeting held on Monday 24th November 2014 **(BTC/07/14)**.

642/14 Interim Minutes

RESOLVED to receive the minutes and confirm the recommendations therein of the Interim Council meeting held on Monday 22nd December 2014**(IM/04/14)**.

643/14 Planning Committee

RESOLVED to receive the minutes and confirm the recommendations therein of the Planning Committee meetings held on Monday 1st December 2014 **(PL/09/14)**:

Proposed by Cllr Smith, seconded by Cllr Stuchbury and **RECOMMENDED** to Full Council that the recommendation be taken forward with the above comments.

That the Town Council Office work with other parish and town Councils and BCC on cycling signage outside of the town boundary.

That initial discussions are held with the Canal Society and BCC over possible funding for cycle development along the old canal route. If this is viable, then to be progressed.

AGREED

Proposed by Cllr Stuchbury, seconded by Cllr Smith and **RECOMMENDED** to Full Council that the Town Council publicly express the desire to be part of s106 discussions at the earliest stage with AVDC; and to write to the Secretary of State to ascertain the Town Council's legal position to be included in such discussions with developer's and the District Council.

An amendment was proposed by Cllr. Harvey, seconded by Cllr. Newell, that the Minister also be asked what it would take to change the statute in the spirit of Localism to include Town and Parish Councils as Statutory Consultees in s106 negotiations.

An amendment to the amendment was proposed by Cllr. Smith, seconded by Cllr. Isham, to include "and its successors" after "s106" was agreed 11:2;

The amendment was agreed 10:3;

The Recommendation as amended was **AGREED**. **ACTION TOWN CLERK**

and those of the meeting held on Monday 22nd December 2014 **(PL/10/14)**.

644/14 Environment Committee

RESOLVED to receive the minutes and confirm the recommendations therein of the Environment Committee meeting held on Monday 15th December 2014 **(E/05/14)**.

This Committee **RECOMMENDS** to the Full Council that the Town Council should look to take the [grass-cutting and other maintenance services] work in house or engage with David Letts on providing a model along the lines of Stewkley and brings back the findings to the Council in time for a decision to be made for a start in April 2015.

Proposed by Cllr. P. Collins, seconded by Cllr. Hirons, that the words "at the consequences if we were" be inserted after "look" in the first line was agreed 11:2; The amended Recommendation was then **AGREED** 11:2. **ACTION TOWN CLERK**

Proposed by Cllr. Smith, seconded by Cllr. Stuchbury, and **RECOMMENDED** that this Council identify a source of match funding of £2000 for the promotion of Access Awareness.

AGREED at the Interim Council on 22nd December 2014.

645/14 Town Centre and Events Committee

RESOLVED to receive the minutes and confirm the recommendations therein of the Town Centre & Events Committee meeting held on Monday 8th December 2014.

TCE/05/14)

646/14 Resources Committee

RESOLVED to receive the minutes and confirm the recommendations therein of the Resources Committee meetings held on Monday 10th November 2014 (**R/04/14**) and Monday 5th January 2015 (**R/05/14**).

Members **AGREED** the recommendations and **RECOMMENDED** to Full Council to increase the Accounts Assistants hours by four hours a week.

AGREED

647/14 Motion – Cllr. P. Collins

To propose the Red Cross Centre, (and its land) on our "Community Right to Bid".

AGREED unanimously.

ACTION TOWN CLERK

648/14 Motion – Cllr. Stuchbury

To discuss Towns against Tax Dodging initiative; Members were requested to view the attached link:

www.townsagainsttaxdodging.org.uk/councillors?utm_source=campaigns&utm_medium=email&utm_campaign=Councilloremail

The motion was withdrawn as the information had not been circulated with the agenda, and postponed to the next meeting.

ACTION MARCH AGENDA

649/14 Motion – Cllr Harvey, seconder Cllr Stuchbury

This Council resolves to ask the Town Clerk to work with the local Scouts & wider Scouting movement to investigate the feasibility of preparing a joint bid to the National Lottery to bring the Embleton Way Community Centre into action as a new Scouting HQ for the Town. After such investigation, the Town Clerk to bring back his view to this Council for what Council resources will be required to build a successful joint bid and hence his recommendations for what should be done.

Members discussed the history of the Embleton Way playing fields/pavilion and subsequent changes of designation, feeling that the Scouts were unlikely to action their planning approval before a lease had been signed on the building.

A consensus agreed that it would be better for the Scout headquarters organisation to formulate a lottery bid; the Town Council could offer support, contact details for other funding sources, and possibly match-funding for any monies won.

A recorded vote on the motion was called for:

For the motion: Cllrs. Harvey, Newell, O'Donoghue and Stuchbury;

Against: Cllrs. Bloomfield, Cadd, P. Collins, G. Collins, Hirons, Isham, Mahi, Smith

Abstention: Cllr. Mordue [*declared interest as AVDC Cabinet Member for Leisure*].

ACTION TOWN CLERK

650/14 Motion – Cllr. Mrs. G. Collins

In the interest of openness and democracy that nominations for Mayor be submitted to the town clerk at least 2 weeks prior to our meeting to elect the Mayor and that any nominations be made available to all councillors 1 week prior to the meeting to elect the Mayor.

It was explained that the meeting referred to was the Informal Meeting, normally held in February, not the Annual Statutory Meeting held in May.

Members felt that in an election year it would be better to wait so that any new Members could be included.

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith, and **AGREED** 8:5 that the motion be noted at this time.

651/14 Action List

To receive and discuss the list.

(220/14: toilets) No response had been received from the CEO on the lease for the land; it was agreed to set up an officer-officer level meeting as soon as possible.

(142/14: dispensation form) This had been resolved, and can be removed.

652/14 Buckingham Neighbourhood Plan

652.1 To receive and discuss a report from Tibbalds.

The Town Clerk reported on the report and the meeting with Tibbalds attended by himself, the Chairman of Planning and the Town Plan Officer. Many of the changes suggested were minor except

1. The removal of HMOs – changed legislation and AVDC's Licensing requirement.
2. The removal of the bypass – Tibbalds felt it might not be approved by the Inspector, could lead to the referendum area being extended to include Gawcott-with-Lenborough and Radclive-cum-Chackmore, and possible failure of the Plan.

Otherwise all changes have been incorporated, including revised policies on Biodiversity from AVDC.

Cllr. G. Collins expressed thanks to the work put in by the Town Clerk and Town Plan Officer.

Cllr. Hirons added that commissioning a professional review from Tibbalds had been useful; they had suggested, contrary to the advice received from AVDC, that matters subject to national legislation/guidelines could be omitted which cut down the volume of the Plan somewhat. It was a shame about the bypass, but that was due to the number of other parishes involved.

652.2 To receive the Neighbourhood Plan and agree to go to pre-submission
(*Due to the size of documents, they had been circulated by email*).

AGREED.

653/14 Abraham Lincoln Presidential Library and Museum

Members discussed the request and agreed to send a response. The Town Clerk noted that a baby with the forenames Abraham Lincoln had been buried in Brackley Road Cemetery in 1867.

ACTION TOWN CLERK

654/14 Buckingham General Charities

To receive and discuss a request for a new Trustee

Cllr. Newell volunteered and was **AGREED.**

ACTION TOWN CLERK

655/14 Aylesbury Vale Community Safety Partnership

To receive a newsletter from AVDC

Noted.

656/14 Proposed Base Station Upgrade at Buckingham Builders Merchants, Stratford Rd

To receive and discuss a letter from Maxema Ltd

No objections.

657/14 To receive reports from District and County Councillors

Cllr. Mordue gave Members an update on the refurbishment of the Swan Pool; work was scheduled to start in mid-February and be finished by the end of the year. The pool itself would not be affected, but some temporary arrangements for changing might be required from time to time.

Cllr. Isham had nothing to report.

Cllr. Stuchbury reported that Margo Parfitt would attend the Education, Skills and Children’s Services Select Committee on 27th January to argue the case for funding for Young Carers. An additional £1.1m had been designated for Children’s Services, but it was not clear if this was a one-off award or an ongoing increase.

It had been reported that 80% of grammar school children were getting accepted on appeal.

The reports were available to the public.

658/14 Buckingham Economic Group

To receive an agenda for the next meeting on 14th January 2015 for information (attached minutes from 6th August 2014 for information)

Noted.

659/14 Reports from Representatives on Outside Bodies

Aylesbury Vale Transport Users Group minutes 2nd December 2014

Buck’m Community Centre Management minutes 22nd May and 9th October 2014

Buckingham and Maids Moreton NAG minutes 26th November 2014

Buckingham Twinning Association AGM Minutes 18 November 2014

Members noted the reports.

660/14 Mayoral & Deputy Mayoral Engagements

Members noted the information.

661/14 News Releases

The following were agreed:

1. (640) Response to planning application (to include radio stations and *Bucks Herald*)
2. (652.2) Neighbourhood Plan
3. (653) Letter to the Lincoln Library

662/14 Chair’s Announcements

None.

663/14 Dates of next meetings

Interim Council Monday 16th February 2015

Full Council Monday 9th March 2015

Meeting closed at: 9.18pm

Signed Date

Town Mayor

15/00051/AOP

Response date 5th February 2015

Land East of Buckingham

Outline planning permission with means of access to be determined and all other matters reserved for up to 400 dwellings; a community hall/changing facility; general amenity space including open space and sports provision; landscaped areas; sustainable drainage measures including balancing ponds for surface water attenuation; new access points for vehicles, pedestrians and cyclists; associated engineering operation and all enabling and ancillary works.

Members **OPPOSED** this application unanimously.

Members are aware that this application is not in our parish, but - given the acknowledged lack of facilities in Maids Moreton - Buckingham will be supplying most of the residents' local needs. There is no obvious evidence of research into capacity of surgeries or schools to cope. There will be additional pressure on the restricted amount of parking in the town centre as this estate is too far for most residents to consider walking in. The lack of even visual links to the existing communities would be a problem leading to the residents feeling segregated, and the single, main road, access would increase travelling by car, not decrease it.

They also noted that the proposal was contrary to the saved policies RA2 (loss of open gaps and consolidation of settlements) and RA14 (development at the edge of Appendix 4 settlements) from the AVDLP. Maids Moreton is an "Appendix 4 settlement".

The 'old-fashioned' layout of the estate was criticised, as well as the need to drive the whole length to access the pitches/tennis courts/community building intended to serve the wider community, not just residents. The street layout is, as usual, a potential postman's nightmare, like Lace Hill. Not all side streets have a footway on both sides. It is unclear why part of Mill Lane (from the rear of Church Close to the bridleway across the fields to the east) is included in the red-edge plan. The affordable housing is calculated as only 30% = 120 houses, not to AVDC standards, and the location, tenure & mix is to be decided at a later stage. Members would have liked some indicative detail in addition to the proposed building heights.

Archaeology

The photo in the Archaeology document (Fig.4) is actually of the eastern side of Mill Lane behind Church Close, not of the site. Enclosures visible on aerial photos are of unknown date and test pits should be dug to see if they are of interest before the ADP is submitted.

The public transport section of the **Design and Access Statement** is inaccurate; a better description is in the Transport Assessment (see below).

Some of the answers in Section 7 – Building for Life – are ingenuous, and rather depend on the definition of 'close' as in **Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?** The distance to secondary schools, shopping and the employment areas is not going to discourage car use, even if bus stops are installed by the site entrance. There is no bus service for the industrial parks, and an hourly service is not the most convenient if shopping has to be carried (two-hourly for those living at the north of the site and using the Maids Moreton service).

Health facilities

Members noted the reluctance of the local doctors to take on the Health Centre at Lace Hill – any additional health facilities would have to be sanctioned by the CCG, and Members would like this considered before any related s106 negotiations on additional health provision take place.

Transport Assessment

This states, amongst other things:-

3.6.1 The nearest bus stop to the site is on Hilltop Avenue approximately 480m to the west of the centre of the site. This bus stop is served by bus service 132 operated by Redline, which routes from Buckingham – Water Stratford – Brackley (- Banbury). There are further bus stops located within Maids Moreton on Avenue Road approximately 550m north west of the centre of the site. This bus stop is served by the number 60 bus service operated by Arriva, which operates from Aylesbury – Milton Keynes every two hours.

There is no actual bus stop on Hilltop Avenue. It is a request service; it runs once a day each way and goes through Linden Village, Badgers & Bourtonville to the London Road Tesco (only). It is possible to change at Tesco for Brackley, but there would be an hour's wait. There are 4 buses a day from the High Street bus stand to Brackley, so that would be better information. Banbury is only accessible by bus on Saturdays – two buses, but these turn and come back immediately, so effectively there is only the 10.10 returning at 14.55.

The 60/X60 service that goes round Maids Moreton every two hours does not go to Milton Keynes, it returns to Aylesbury. Passengers for MK would have to change at the bus stand in the High Street (20 min. wait). The Design and Access Statement says, incorrectly, that this is a half-hourly service.

Neither of these services runs on a Sunday.

3.6.3 A number of bus services route past the site along the A422 Stratford Road frontage, but do not currently stop in the vicinity of the site. These include bus services X5, X60 and 88. Bus service X5 operates from Cambridge to Oxford via Bedford, Milton Keynes and Buckingham on a 30 minute frequency. Bus service 88 operates a Friday and Saturday only service with two services during the day. Bus service X60 operates from Aylesbury to Milton Keynes via Buckingham on a 30 minute frequency.

The X5 is indeed half-hourly, but as an express service is unlikely to make an extra stop for a housing estate. The X60 is half-hourly in peak hours Aylesbury-Buckingham and hourly otherwise, and hourly from Buckingham - Milton Keynes (having replaced the hourly 32 bus). The nearest stop currently is the Stratford Road layby for to and from MK, a good walk from housing in the north of the site. Arriva might consider a new bus stop for this estate, but given the Town Council's complete failure over many years to get a stop anywhere between Buckingham & MK rail station (even at school times for Deanshanger pupils) it might be better to assume not until proved otherwise. The 88 is an evening service (returning from MK at 20.20 & 23.45 on Friday and Saturday nights).

A Travel Plan based on the applicant's information as supplied is likely to be ineffective in reducing the number of car journeys.

3.7.3 Bourton Meadow Academy is not a secondary school (it has been grouped with The Buckingham School and Royal Latin School).

3.8.3 Within these residential areas (such as Glebe Close, Church Close, Watlow Gardens and Hilltop Avenue) there are well established pedestrian footways with 30mph speed limits....there is little likelihood of this limit being breached, even downhill on a skateboard!

3.8.4 lists cycle routes; this is lazy research, comprising the four leisure routes* on the cycle-route.com site starting with 'Buckingham' but omitting other routes such as Great Missenden–Silverstone, a figure-of-eight route passing through Buckingham twice and thus eminently suitable for Buckingham-based cyclists looking for a circular run out.

Unusually in documents of this type, no reference is made to the National Cycle Route which passes along Stowe Avenue. These routes should not be confused with cycle routes which could be used for commuting, like the Redways in MK, as they go nowhere 'useful'.

* Buckingham-Westbury Road circuit; Buckingham-Deanshanger; Buckingham-Stoke Goldington loop; Buckingham loop. The table gives distance from the site (in miles), difficulty (without explaining whether 1 is low and 5 is high or vice versa), and length (in km).

4.1.2 assumes bus stops on the Stratford Road, adjacent to the off-line roundabout at the entrance. There is to be a footway/cycleway in the northern verge from the site access roundabout on the A422 up to the Page Hill bypass roundabout (thus not connecting with the layby and footpath into town or the crossing into Linden Village, likely to be used to access Bourton Meadow Academy, without further TfB works).

5.4.2 The travel destinations are divided as follows

Table 9 – 2011 Census Journey to Work - Destinations

Destination	Percentage
Aylesbury	49.0%
Milton Keynes	19.5%
South Northamptonshire	4.7%
Cherwell	5.6%
Dacorum	1.9%
Northampton	1.5%
Oxford	1.1%
Slough	1.1%
South Oxfordshire	1.0%
Wycombe	1.4%
Other	13.2%
Total	100%

Members would have preferred to see the % for Buckingham destinations to try and gauge traffic increase and the likelihood of mode transfer from car to cycle.

The two secondary schools are just within a 2km circle centred on the site, and the employment areas on the bypass just beyond it. Even with a safe route through the parks etc, pupils are unlikely to walk this far especially in winter/bad weather. The secondary schools do not provide secure cycle parking. If bus stops are agreed for the site, the hourly (A422) or two-hourly (Avenue Road) 60/X60 would provide a bus route direct to the London Road schools, but parents would have to pay. Maids Moreton CE (pre-school and infants) and Buckingham Primary (nursery, infants and juniors) are within easy walking distance of the site; Bourton Meadow less so, especially as there is no footway along the bypass (although the bridleway along the eastern side would be OK in dry weather even with a pushchair) but Lace Hill School, even via the bridleway off the Bletchley Road roundabout, would be quite a way for young children to walk. The already appalling parking problems at the primary schools would be exacerbated; even for Maids Moreton CE school, as working parents are likely to drive the child to school on their way to work, which will increase peak hour traffic on Mill Lane. The applicants seem to assume that all

primary age children will be walked to Maids Moreton or Buckingham Primary (Page Hill) and this is not realistic; furthermore the new housing on the Moreton Road will already be putting pressure on these same two schools. There is no assessment of capacity for expansion at any school site, primary or secondary.

Travel Plan (Appendix M)

The Plan repeats the incorrect bus frequency/destination information noted above, and the inclusion of Bourton Meadow as a secondary school.

The Plan includes the aspirational ambitions common to all such, including the appointment of a Travel Plan Co-ordinator. Members have expressed their concerns on previous occasions on the efficacy of Travel Plans in rural areas, and have seen no evidence from follow-up surveys that any mode change has occurred.

Open Spaces

Concern was expressed at the proximity of the attenuation ponds to the housing, and the related danger to children.

Members are aware of AVDC's reluctance to adopt open spaces, play areas and pitches; the fees levied by the management company proposed would be an imposition. Member would prefer to see a residents' co-operative formed to look after the communal facilities.

Planning Statement.

Reiterates much of the above. **Local Facilities** (para 9.46) does not differentiate between those available in Maids Moreton and which elsewhere, which is misleading for AVDC Committee members and consultees not familiar with the area. **A larger retail offer is available in Aylesbury Vale, which are easily accessible by bus** a statement which is both ungrammatical and nebulous.