



# BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

Think Mask, Think Lateral Flow Test

Wednesday, 24 November 2021

Councillor,

You are summoned to a meeting of the **Planning Committee** of Buckingham Town Council to be held on Monday 29<sup>th</sup> November 2021 at 7.00pm at the Town Council Chamber, Cornwalls Meadow, Buckingham MK18 1RP

Mr. P. Hodson  
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e and 3.f, which will last for a maximum of 15 minutes. Members of the public can attend this session in person.

The Council is trialling the use of video conferencing to enable the public and guests to address Council meetings virtually. If you would like to address the meeting in this way, please email [committeeclerk@buckingham-tc.gov.uk](mailto:committeeclerk@buckingham-tc.gov.uk) or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here:  
<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

## 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. Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 1<sup>st</sup> November 2021 put before the Full Council held on 22<sup>nd</sup> November 2021.

[Copy previously circulated](#)

Buckingham



Twinned with Mouvaux, France;

Neukirchen-Vluyn, Germany



*Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't..*

*All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk can send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.*

#### 4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive a report from the Town Plan Officer on the Article 4 Directive Buckinghamshire Council have proposed to protect the Core Shopping Areas in the county from undesirable conversion of retail units to residential use. [PL/74/21](#)

The Report to Cabinet (9<sup>th</sup> November): <https://bit.ly/3xhsw5r> and Decision is attached for information. [Appendix A](#)

#### 5. North Bucks Parishes Planning Consortium

To receive for information a study circulated by NBPPC on the East-West Arc, and discuss any matters arising. [Appendix B](#)

#### 6. Action Reports

To receive action reports as per the attached list. [Appendix C](#)

#### 7. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 15<sup>th</sup> December 2021 and 12<sup>th</sup> January 2022 at 2.30pm. Strategic Sites Committee meetings are on 16<sup>th</sup> December 2021 and 20<sup>th</sup> January 2022

Additional information provided by the Clerk

[PL/75/21](#)

To consider a response to planning applications received from Buckinghamshire Council and whether to request a call-in

1. [21/03524/AAD](#) 22 Market Hill, MK18 1JX  
Shop name fascia sign (retrospective)  
*Osborn*
2. [21/04185/APP](#) 9 Mayflower Street, MK18 1RN  
Householder application for single storey side extension and part conversion of garage  
*Checkley*
3. [21/04241/APP](#) 60 Moreton Road, MK18 1PE  
Householder application for part two storey front extension and attached garage. Cladding and render to the external walls.  
*Blandin*
4. [21/04369/APP](#) 8 Busby Close, MK18 1YW  
Householder application for single storey rear extension  
*Burnett*
5. [21/04377/APP](#) 8 Needlepin Way, MK18 7RB  
Householder application for garage conversion and single storey rear extension  
*Kono*
6. [21/04409/AAD](#) First floor, 11 Market Square MK18 1NS  
Display of 2 fascia signs and 1 hanging sign  
*Hayat*

7. [21/04475/APP](#) Wipac Group, London Road, MK18 1BH  
Proposed extension to link existing factory and storage facility and proposed storage/warehouse unit service yard  
*Wipac Group*
8. [21/04489/APP](#) 17 Westfields, MK18 1DZ  
Householder application for single storey rear extension (amendment to approval 20/04055/APP)  
*Hawkins*

### **Amended Plans**

The following two applications can be reviewed together:

9. [21/03699/AAD](#) 15 Market Square, MK18 1NW  
Display of fascia sign fronting Market Square with exterior lighting (retrospective)
10. [21/03701/ALB](#) Listed Building application for display of fascia sign fronting Market Square with exterior lighting (retrospective)  
*Godagama*  
*[formerly described as "Display of fascia sign fronting Market Square (retrospective)"]*

### **Not for consultation**

11. 21/04504/ACL 28 Moorhen MK18 1GN  
Application for a Lawful Development Certificate for the proposed single storey rear extension  
*Ozkan*

### **Tree applications not for consultation (circulated separately to consultees)**

12. 21/4198/ATC Land At Southern End of Verney Close, MK18 1JP  
*[actually adjacent to the site access opposite the Library]*  
T1 - Reduce Yew tree away from the entrance to the site by 3m.  
*Morrison*
13. 21/04228/ATC 6 Bourton Road, MK18 1BE  
There are 2 large ash trees in my garden at 6 Bourton Road which is in a conservation area. I am writing to give notice of crown reduction for both trees following the advice of an arborist and in response to complaints from adjoining properties on McKenzie Close. Back to previous points. 2-3 meters. The branches are overhanging the neighbouring car-park and also the single storey extension on our own property due to recent growth over the last few years. The work will be carried out by a qualified arborist Mr Robert Barnard.  
*Thomas*

*Members may wish to consider this and 21/04413/ATP (below) together*

14. 21/04300/ATP 2 London Road MK18 1AS  
The tree with the TPO is a White Fir (T1). We have several other trees in our garden which is 2m below the path bordering London Road so do not feel that replacing the White Fir is appropriate or necessary. If the tree was allowed to die completely we are concerned that any branches falling from the tree could cause a potential hazard to pedestrians and cars in London Road and also to the generator at the rear of the Sainsbury supermarket. We are also aware that more insurance companies are refusing to insure properties with large trees close to the property. If planning position

is granted we intend to appoint Robert Knott of Horizon Treecare who is one of your nominated contractors to fell the tree. He has looked at the tree and confirmed that it is 'In decline' and should be felled before it dies completely.

*Gibbard*

15. 21/04321/ATP 2 The Siding [*off Station Terrace, Lenborough Road*] MK18 1WR Yew (G2) - trim group of Yew's in particular the overhanging branches which cover the driveway of number 6 The Siding. The health and shape of the tree's in general would benefit from being trimmed following the works done to the tree's by a property developer prior to the properties being completed and residents moving in. Sycamore (T7) - trim overhanging branches which are beginning to impede the car parking spaces at the end of Station Terrace.

*Brinklow*

16. 21/04413/ATP 2 London Road, MK18 1AS Overhanging tree at the rear of store that could cause a fire risk. Cut back Pine Tree by 2m to allow clearance

*Sainsbury's*

## 8. Planning Decisions

To receive for information details of planning decisions made by Buckinghamshire Council.

### Approved

Application	Site address	Proposal	BTC response
21/02965/APP	17 Gifford Place	Front extension & garage conversion	No objections
21/03356APP	3 Waine Close	Home gym and relocation of shed	No objections
21/03630/APP	20 Greenway Walk	Side porch	No objections

### Not for consultation

### Approved

Application	Site address	Proposal	BTC response
21/03670/ATP	144 Moreton Rd.	Pruning Oak and Sycamore over road	No objections
21/03871/ATC	Stowe Avenue	Crown lift Beech away from house	No objections

## 9. Buckinghamshire Council Matters

9.1 To receive news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present

9.2 An updated list of undecided **OPPOSE & ATTEND/CALL-IN** applications is attached for information [Appendix D](#)

## 10. Buckinghamshire Council Committee meetings

10.1 N. Bucks Area Planning Committee (11<sup>th</sup> November 2021) *Cancelled*

10.2 Strategic Sites Committee (18<sup>th</sup> November 2021 and 25<sup>th</sup> November 2021)

*No Buckingham applications at either*

## 11. Enforcement

11.1 To report any new breaches

11.2 Lace Hill auxiliary attenuation pond: To receive and discuss the attached correspondence and agree any action [Appendix E](#)

11.3 To receive for information the case numbers allocated to recent reports:

20/00362/CONB <sup>1</sup>	19 Castle Street ( <i>Essentials</i> )	New signage in CA
21/00602/CONB	The Workshop, Tingewick Road	Unauthorised building in flood plain
21/00605/CONA <sup>2</sup>	1 The Chewar ( <i>ex SeaHawk Supplies</i> )	New signage in CA
21/00606/CONB <sup>3</sup>	23 Market Hill ( <i>ex Harpenden BS</i> )	New signage in CA
21/00607/CONB	24 Market Hill ( <i>ex Kiwi &amp; Pomme</i> )	New signage in CA and query on use class of mentoring services

<sup>1</sup> Listed Building

<sup>2</sup> Listed Building; shop open; awaiting decision on internal alterations to enable change of use

<sup>3</sup> Nail shop open; awaiting decision on change of use from financial services

## 12. Applications to fell trees

To receive an updated list [Appendix F](#)

## 13. Matters to report

Members to report any damaged, superfluous and redundant signage in the town, access issues or any other urgent matter.

## 14. Chairman's items for information

15. **Date of the next meeting:** Monday, December 20<sup>th</sup> 2021 following the Interim Council meeting

To Planning Working Group:

Cllr. M. Cole JP	(Chairman)	Cllr. A. Ralph	(Vice Chairman)
Cllr. F. Davies		Cllr. R. Stuchbury	
Cllr. M. Gateley	(Town Mayor)	Cllr. M. Try	
Cllr. J. Harvey			
Cllr. A. Mahi		Mrs. C. Cumming	(co-opted member)
Cllr. L. O'Donoghue			



**BUCKINGHAM TOWN COUNCIL**  
**PLANNING COMMITTEE**  
**MONDAY 29<sup>th</sup> NOVEMBER 2021**

Contact Officer: Sheena McMurtrie, Town Plan Officer

**Proposed use of Article 4 Direction by Buckinghamshire Council to protect the core shopping areas of Buckinghamshire's towns from use of permitted development rights**

**1. Recommendations:**

- The Planning Committee recommend support of this initiative by Buckinghamshire Council as a positive step to maintain the careful balance of residential, retail and services with the historic market town setting. The Planning Committee welcomes sustainable development in line with the policies of the Buckingham Neighbourhood Development Plan.
- The Planning Committee recommend advocacy of both the primary and secondary frontages areas in the BNDP being considered as the *Core Shopping Area* of Buckingham.
- Officers and Councillors should work with either Buckinghamshire Council or the outsourced company on agreeing the core primary shopping area in Buckingham; either as the current primary shop frontage boundaries; or as per recommendation above by including the primary and secondary frontages of the BNDP as the core shopping area of Buckingham.

**2. Background:**

A Report to Cabinet [Buckinghamshire Council dated 9<sup>th</sup> November, 2021, also attached] [The Report] has been submitted to Buckinghamshire Council Cabinet recommending that Article 4 protection be applied to *Core Shopping Areas* in Buckinghamshire's towns to restrict exercise of permitted development rights to convert retail premises [Class MA] to residential after a vacancy of 3 months. The Report includes Buckingham. It recommends that the primary shopping frontages identified in the Buckingham Neighbourhood Development Plan 2015 [BNDP] be the basis of an Article 4 to protect Buckingham's core shopping area.

**3. Primary Shop Fronts as defined in Buckingham Neighbourhood Development Plan**

3.1. This could protect Buckingham's primary shop frontages from permitted development rights and support the BNDP in that regard. It is important to stress that this does not prohibit conversion of retail/services premises into residential units, but does require a full planning application with associated consultation. In that regard, and it is important to stress this, useful, suitable development can still be brought forward. The benefit is that the policies adopted in the BNDP are

considered to ensure that a vibrant and balanced historic market town is maintained and developed in a sustainable manner.

### **3.2. Extension to Secondary Shop Fronts as defined in BNDP**

The Report identifies the Primary Frontages in the BNDP as a suitable reference for restriction of permitted development rights.

The Committee may wish to consider if representation should be made for an extension from just Primary Frontages and to consider further what is Buckingham's ***Core Shopping Area***.

Care would be needed to be able to justify this rather than just try for blanket protection; the Report suggests that Central Government would not be sympathetic to the latter. Whether the BNDP secondary shopping frontage as well could be included as well - it should not extend to the whole town centre according to guidance, but the defined town centre from the BNDP is comfortably wider than the potential core shopping area. [Please see Figure 1 below as to the defined town centre boundaries]

### **3.3. Potential Justification of including primary and secondary frontages in the *Core Shopping Area***

3.3.1. The core shopping centre was arguably divided into primary and secondary for the purpose of balance between retail and services to promote the vitality of the town as an historic market town for the purposes of the BNDP [Please see Figure 2 below]. This does not necessarily mean that the primary and secondary areas do not equate with Buckingham's ***Core Shopping Area***. One of the attractions of Buckingham is the interesting roads that lead off the main streets – so Meadow Row leading down to the river, which was purpose-built as a mixture of retail and bijou housing; Bridge Street to the Hidden Quarter in Well Street, which again has a balanced mix of old houses and retail and services; Castle Street leading to the Church, where retail units have housing on the upper floors and two hotels are located; West Street again with retail and services on the ground level and flats above. It is part of the character of the retail/service offer of a historic market town.

3.3.2. The BNDP strives to maintain this mixture to promote vibrancy and vitality within the town centre; if too many retail and service units are lost, then the vibrant market town, providing retail and services to a wider surrounding area of villages will be altered. The sense of discovery when visiting the town could be lost if the outer retail & service areas proximate to the BNDP defined primary shopping area, are not included; businesses may suffer losses as a result of fewer shops and services and more residential premises at pavement level, as this may deter residents and visitors from exploring these streets. Townsfolk and visitors alike may be less inclined to extend their visit, with associated loss to the local economy.

3.3.3. Buckingham has enjoyed a high occupancy rate even before the pandemic, maintaining, if not exceeding, national averages. Unoccupied premises are often relatively quickly re-let; the concern might be that landlords would not necessarily wait for a new tenant but see it as easier to convert to residential for either disposal or for residential household income. With the uncertainty as to the future identity of

the High Street, this may be very tempting indeed. The danger for Buckingham is that if too much of the retail space is lost, the very vibrancy and convenience of town centre living may also be lost, in addition to the provision of the range of retail and services offered to the surrounding area.

3.3.4. Since the adoption of the BNDP in 2015, retail and services are increasingly found on the fringes of the town centre, and particularly to the south beyond the by-pass with not only the retail park with Aldi and Pets at Home; but also around Tesco and the Lace Hill employment area with Lidl; the industrial park also offers services and retail directly to the public; as well as food offers in the Bourton area; Mole on the edge of the town centre to the west. This indicates that the spread of the retail and services offered in Buckingham is much wider than just the inner town centre, and as such the inner town centre, with both primary and secondary frontages can be described as the core shopping area.

#### **3.4. Existing provision of housing within the town centre**

Buckingham has a good record of delivery of housing above shops [ supported by Policy EE2 of BNDP], plus infill in the town centre [Policy HP7] through the BNDP. This reflects the policy of encouraging mixed use within the town to promote vitality.

Older developments provide additional insight to this approach. The town has a well-designed example in Meadow Row of housing combined with retail and services; an arguably, not such good example is the house on West Street that used to house the Buckingham Advertiser Office [8 West Street] and was subsequently converted to residential use which retains a hybrid appearance.

#### **3.5. Other Benefits from this Initiative from Buckinghamshire Council**

This would help in planning the revitalisation of the town centre. The Land Registry search itself could be useful to identify and work with property owners if Buckinghamshire Council can share data.

#### **3.6. Current situation**

If the slower, non-compensation route is adopted by Buckinghamshire Council, there could a rush to utilise the permitted development rights before the restrictive measures can be adopted. There are currently a number of premises which have been vacant for the required period of time within Buckingham. So far as can be identified, however, these premises are listed buildings and as such are not eligible for permitted development rights.

Buckingham has the benefit of a very large number of its retail/services premises being housed in listed buildings. As such, there few premises which will remain at risk from the exercise of permitted development rights. These premises are at no immediate risk from the Report's recommendation to seek only non-immediate Article 4 directions, providing they remain occupied by existing retail/services.

*22<sup>nd</sup> November, 2021.*

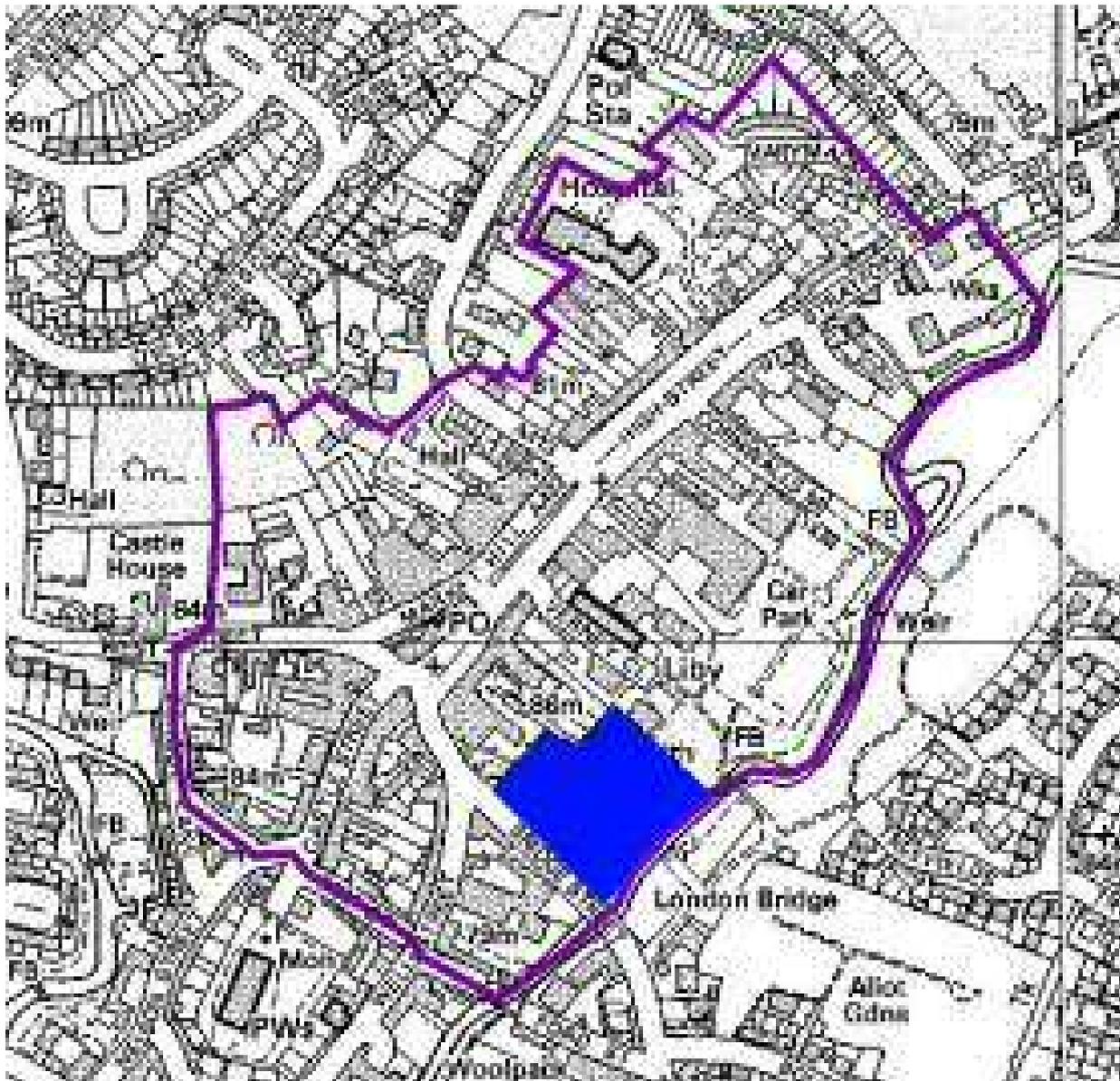


Figure 1: Town Centre as defined in the Buckingham Neighbourhood Plan 2015 (Fig.9.6 in BNDP)

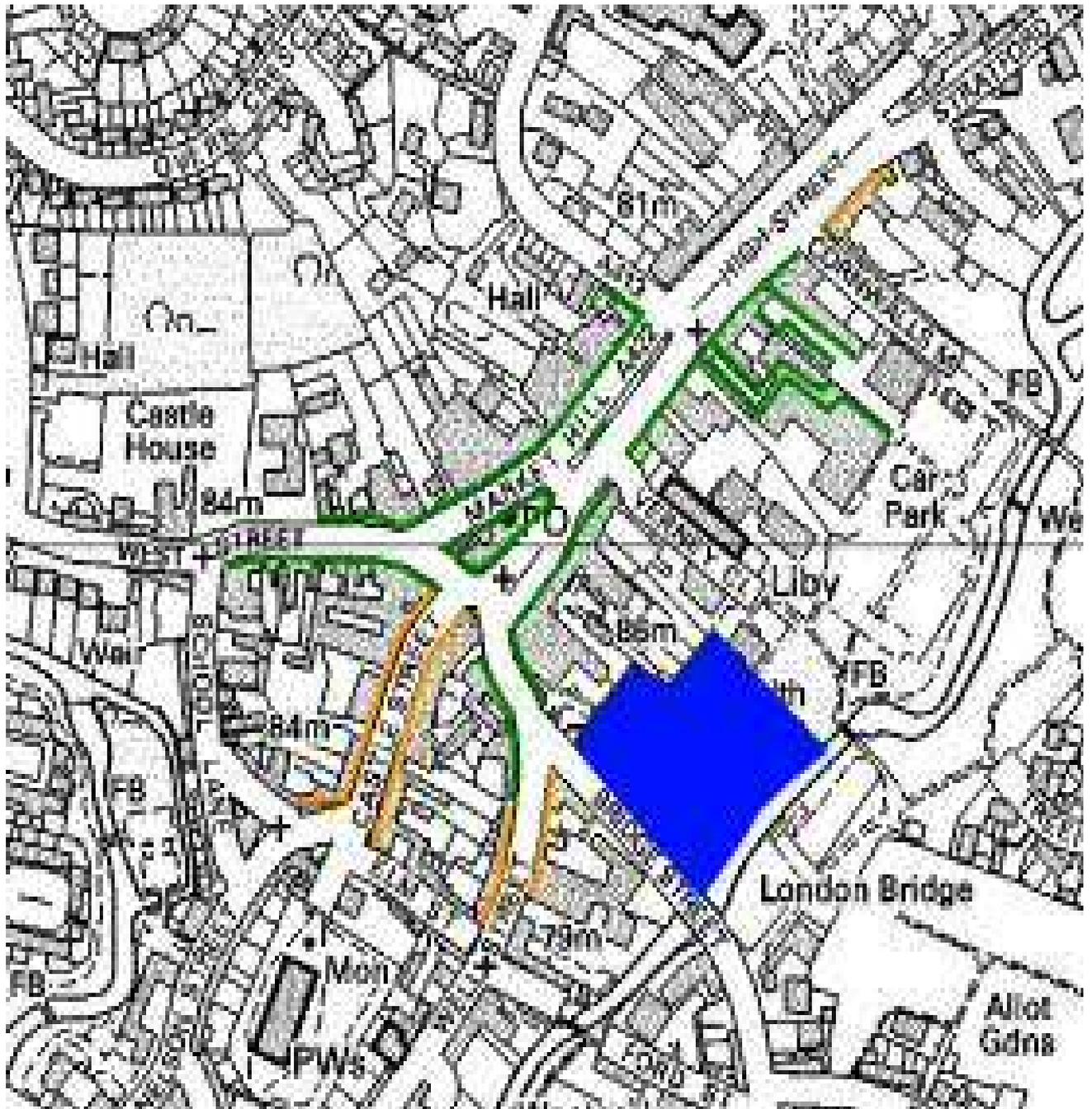


Figure 2 Buckingham **Primary [green]** and **Secondary [amber]** shop frontages as defined in the Buckingham Neighbourhood Development Plan 2015 (Fig.9.7in BNDP)

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Buckinghamshire Council

Selection from Minutes of Cabinet Meeting 9<sup>th</sup> November 2021

**Agenda item 8: Article 4 Directions to restrict permitted development rights for Commercial to Residential changes of use**

**Purpose:**

The paper sets out a proposal for the Council to commence work to impose an Article 4 Direction in core shopping areas of Buckinghamshire restricting the use of permitted development rights to change the use of commercial premises (including retail) to residential.

**Decision:**

In March 2020, the Government announced amendments being made to national planning legislation to introduce a new permitted development right, Class MA, to allow the conversion of commercial premises (including retail shops) into residential without the need for a planning application or any public consultation. Despite requests from Local Planning Authorities (including Buckinghamshire Council) to delay the implementation of this new legislation, Class MA came into effect on 1 August 2021.

Cabinet received a report that sought agreement for the Council to pursue an Article 4 Direction to prevent the use of Class MA in selected areas across the Buckinghamshire Council Area. The report set out the mechanics of the relevant legislation, the type of development that was automatically granted planning permission by the new permitted development rights, highlighted the potential impact on the area and the lack of any public consultation, comment or input in any way to the decisions specifically to the loss of retail premises. The report also set out a proposal for a 2 phase approach in relation how the Council would pursue Article 4 Directions in the immediate term and next phase.

**RESOLVED –**

- (1) That the report be noted.
- (2) That Council Officers be authorised to commence Stage 1 work on a non-immediate Article 4 Direction removing the permitted development right set out in Class MA of the Town and Country Planning (General Permitted Development Order) 2015, and on the locations detailed in the Cabinet report.
- (3) That Council Officers be authorised to commence Stage 2 of the project, as soon as resources allow, to undertake a public consultation as to whether the Council should consider imposing an Article 4 Direction to remove the permitted development right set out in Class MA of the Town and Country Planning (General Permitted Development Order) 2015.

*Wards Affected: Abbey; Amersham & Chesham Bois; Aylesbury East; Aylesbury North; Aylesbury North West; Aylesbury South East; Aylesbury South West; Aylesbury West; Beaconsfield; Buckingham East; Buckingham West; Chalfont St Peter; Chess Valley; Cliveden; Farnham Common & Burnham Beeches; Gerrards Cross; Iver; Marlow; Penn Wood & Old Amersham; The Risboroughs; Wendover, Halton & Stoke Mandeville; Winslow;*



## off the fence

**David Lock** on the evolution of policy formulation for the Oxford-Cambridge Arc and how to meet the challenges of a major strategic planning project that is of national importance

# lost cities of the arc?



While COVID-19 distracted us, the Oxford-Cambridge Arc (as it now called) moved along, although the project still barely registers in public consciousness. One reason is the yawn over a 'Big Idea' that has been around for ages, further news about which does not appear to touch current life. Another is poorly explained, random high-tech research initiatives that have the Arc as their focus or possible test-bed but will have uncertain impacts, if any. It is exciting to watch a robot deliver a takeaway here in Milton Keynes, but such things clutter strategic planning discussions like the effect of chaff dropped to confuse radar. A third reason appears to be a degree of political fear about speaking the truth to our educated democracy by using euphemisms, and a Fawlty Towers type of urge not to speak about the housing.

But the Arc is an epic strategic spatial planning manoeuvre of national importance. When its shape and content finally breaks cover it will make people jump.

## New readers start here ...

First, the Arc arises from real geography. It is part of the western extent of the backbone of Europe – the *Dorsale*; the greatest concentration of capital city regions, population, and economic activity (sorry, Paris). Brexit disrupts but does not destroy our end of this geography. Simultaneously, the Arc is the interface between the South East and the Midlands. Historic private and state investment in its towns and cities, its environment, its liveability and its present degree of connectivity in all directions and by all modes (as compromised as that might be at the moment) confer exceptional advantage in education, research, innovation, indigenous population growth, and inward migration. Propitious geography, indeed.

Second, in recognition of this geography, in 2003 its three Regional Development Agencies (created by the Blair government) instituted the 'O2C' (Oxford to Cambridge) brand to promote the Arc's potential by establishing institutions and co-ordination arrangements.<sup>1</sup> At the risk of diving too deep, and

with too much brevity, John Prescott's wise Sustainable Communities Plan of 2003 established formally a great central chunk of the Arc as a 'Growth Area': Milton Keynes and the South Midlands (MKSM, as it became known). This led to the Milton Keynes & South Midlands Sub-Regional Strategy of 2005, which kept the flame burning into the South East Plan of 2009. Prescott also set up Cabinet-level supervision of MKSM, with a co-ordinating team of civil servants.

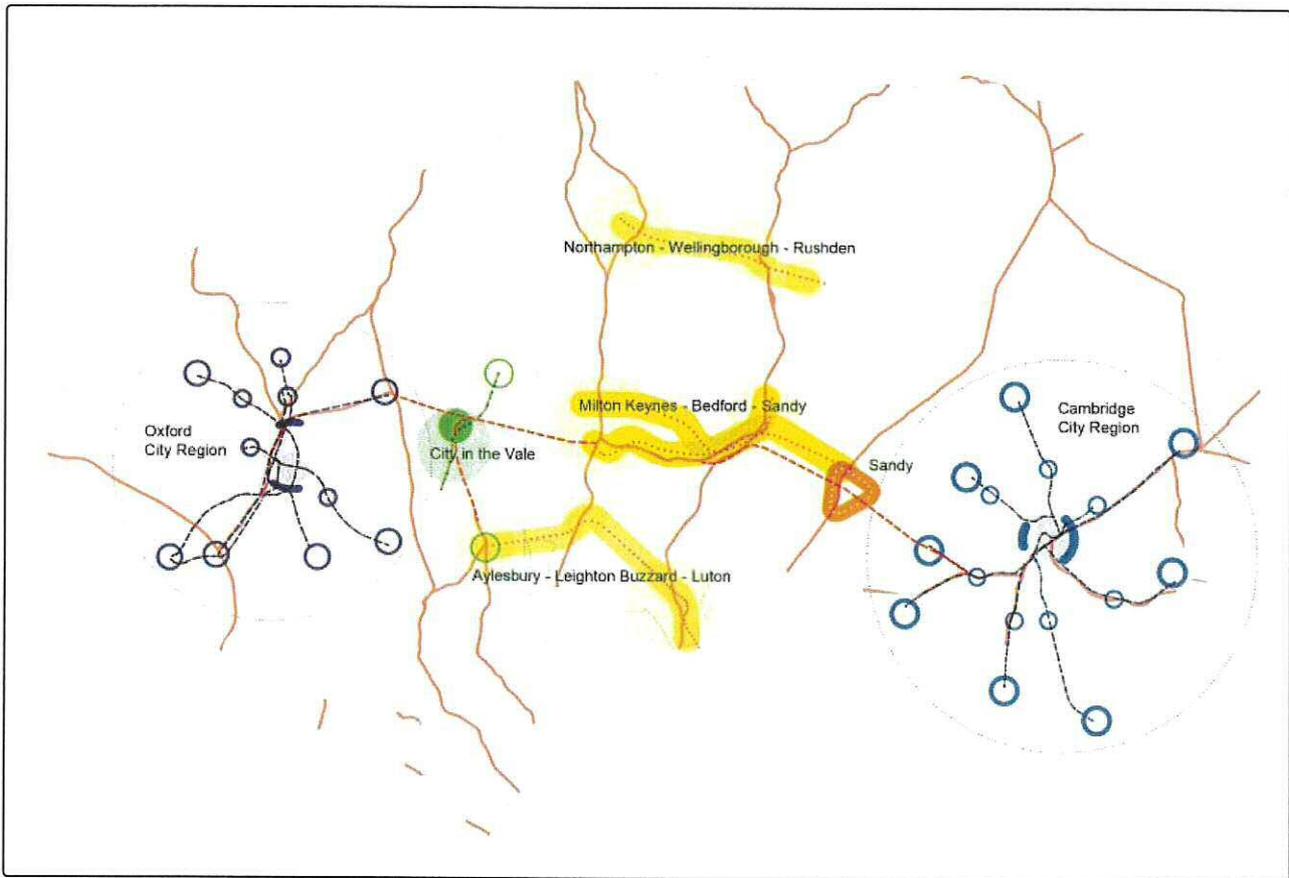
The Cameron/Clegg coalition government of 2010 abolished Regional Spatial Strategies and Regional Development Agencies (they were finally snuffed out in 2012). O2C expired. Very soon, in April 2011, Lord Wolfson of Aspley Guise (near Milton Keynes) launched in *The Times* his great new idea for a 'Brain Belt' from, er, Oxford to Cambridge. In 2016 the government asked the National Infrastructure Commission (NIC) to report on Wolfson's idea.

## ***Partnering for Prosperity: A New Deal for the Cambridge-Milton Keynes-Oxford Arc (National Infrastructure Commission, November 2017)***

In *Partnering for Prosperity*,<sup>2</sup> the NIC validated the strategic concept of the Arc. 'In brief', said the NIC: *'The Cambridge-Milton Keynes-Oxford arc must be a national priority. Its world-class research, innovation and technology can help the UK prosper in a changing global economy. But success cannot be taken for granted. Without urgent action, a chronic undersupply of homes could jeopardise growth, limit access to labour and put prosperity at risk. [...] rates of house building will need to double [...] and this] requires a new deal between central and local government – one which aligns public and private interests behind the delivery of significant east-west infrastructure and major new settlements, and which seeks commitment to faster growth through a joined-up plan for jobs, homes and infrastructure. Any deal must give local areas the certainty, freedoms and resources they need to create well-designed, well-connected new communities.'*

### ***East-west infrastructure enabling new settlements***

*East West Rail and the Oxford-Cambridge Expressway provide a once-in-a-generation opportunity to unlock land for new settlements.*



**Conceptual spatial framework**

Source: Page 33 of *Cambridge, Milton Keynes and Oxford Future Planning Options Project*<sup>3</sup>

*Local and national government must work together, with developers and investors, to align the delivery of infrastructure **and major new settlements – including the first new towns to be built in over a generation.** [Emphasis added]*

**Equipping local areas with the tools to deliver growth**

*New settlements are only part of the solution. Meeting the arc’s future housing needs will require development in and around existing towns and cities. Local areas must be equipped to meet this challenge and to remove the barriers that frustrate privately-led development. Government should ensure local areas have the powers and resources to shape high quality, well-connected places that respect the environment, and enhance quality of life for new and existing residents.*

**A long-term vision for the arc and its sub-regions**

*A new deal will only succeed if it is based on a long-term vision for the arc shared by Government, local authorities and communities. Developing and delivering this vision will require effective leadership at the national and local level. It will require a strong strategic planning framework*

*integrating opportunities for jobs, homes and infrastructure and robust collective decision-making.*

*The success of this arc matters, not just to those who live and work in it, but to communities across the country. Local leaders must commit to work collectively, with Government, and in the national interest to realise its economic potential. Without this commitment, the arc will be left behind, damaging the UK’s global competitiveness.'*

The NIC described a truly amazing project for the nation, and practical steps to be taken to make it happen. Its report was founded on huge consultancy reports that were ready to view. Here was the science of an evidence base<sup>3</sup> combined with the art of the visionary. Strategic planning as it should be.

**Autumn Budget 2017 (HM Treasury, November 2017)**

Cherry-picking his November 2017 Autumn Budget statement<sup>4</sup> for this column, it is noted here that the then Chancellor Philip Hammond said: *'Following the National Infrastructure Commission’s report, the Budget sets out an ambitious integrated*

programme of infrastructure, housing, business investment and development.

**Housing** – The government recognises the need, highlighted by the NIC’s report, to build up to 1 million new homes in the area by 2050 to maximise its economic potential, starting with a housing deal with Oxfordshire for 100,000 homes by 2031 [...] The government will also consider significant new settlements and the potential role of development corporations to deliver these using private finance.

**Rail** – By 2024 the western section of East West Rail will be complete, allowing services between Oxford and Bedford, and Aylesbury and Milton Keynes. A new East West Rail Company is being established to accelerate delivery of the central section between Bedford and Cambridge, aiming for completion by the mid-2020s and leveraging private sector investment. [...]

**Road** – Construction will begin on key elements of the Expressway between Cambridge and Oxford in the second Roads Investment Strategy. [...]

**Land value uplift** – [...] The government will also encourage authorities to explore the introduction of a Strategic Infrastructure Tariff, in addition to the Community Infrastructure Levy (CIL), [requiring] developers to baseline their contributions towards infrastructure into the values they pay for land.

**Governance** – The government is setting out its vision for the future, and inviting local partners to contribute. The government has agreed with Oxfordshire that it will work toward the adoption of a new joint statutory plan (JSP), and will seek further JSPs in central and eastern sections.’

**Government Response to Partnering for Prosperity: A New Deal for the Cambridge-Milton Keynes-Oxford Arc (HM Treasury, October 2018)**

A less rushed government response to the NIC proposals came nearly a year later, in October 2018.<sup>5</sup> A heavily edited extract of key points from the document appeared in this column in December 2018,<sup>6</sup> but salient points and comments for today are:

‘As recommended [by the NIC] we have commissioned analysis to test and evidence the strategic case for significant housing growth and explore the potential for new and expanded settlements across the Arc. [Who, and to what

brief, is not said.] [...] Over the next 12 months we intend to:

- Publish an ambitious, corridor-wide Joint Vision Statement to 2050 with local partners by Spring 2019. [Issued in March 2019 – see below.]
- Explore options for delivering a pan-Arc spatial vision, underpinned by a local natural capital plan, to co-ordinate investment in housing, infrastructure and the environment to support delivery of transformational growth across the Arc. [Consultants are now at work, although ‘natural capital’ was a new language for most people at this time.]

Over the next 12 months, we intend to:

- Appoint an independent business Chair for the Arc to provide expert advice and act as an advocate and champion to help galvanise local, national and international support, particularly from business and industry, for our collective ambitions across the Arc. [An awesome brief – in July 2021 it was announced to be Emma Cariaga of British Land’s Canada Water development project in Southwark and a member of the British Property Federation Development Committee. She is to have a panel to chair, but inexplicably is only to look at the area between Bedford and Cambridge and is only to be ‘stood up’ for six months.<sup>7</sup>]
- Appoint a Ministerial Champion for the Arc, to provide further focus and facilitate coordination across Whitehall. [It is a low-key appointment: Iain Stewart, Conservative MP for Milton Keynes South and joint Under-Secretary of State for Scotland.]

The government will ensure that the appropriate vehicles to deliver this growth are in place; we believe that New Town Development Corporations can be appropriate for delivering high quality new communities at scale where there are complex delivery and co-ordination challenges. [The] Autumn Budget 2018 announces a consultation on the draft guidance for the use of compulsory purchase powers for new town development corporations. These bodies will support the creation of exceptional new garden towns that are supported by robust legacy and stewardship arrangements. Such corporations are overseen by the local authorities covering the area rather than by the Secretary of State for Housing, Communities and Local Government. The government is open to discussions

*with ambitious local authorities in the Arc who are interested in the potential to establish such bodies.*

*The Government will consult on the legal framework for Development Corporations. It will also launch a £10 million competitive fund to support local areas to generate locally-led proposals for new business-backed Development Corporations and similar delivery bodies.* [This consultation took place in 2018<sup>8</sup> and, presumably after a 'competitive' process, funding was announced on 10 September 2021 to enable Milton Keynes Council to study the possibility of a having its own Locally-Led New Town Development Corporation.<sup>9</sup>]

We are alerted here to what appears to be a strategic shift. Instead of the NIC studies' suggestion of up to four strategic-scale New Town Development Corporations (NTDCs), two of which might be tasked with creating cities of 500,000 residents ('City in the Vale' and 'Sandy'?<sup>10</sup>), and all answerable to the Secretary of State and Parliament, we descend to Locally-Led New Town Development Corporations (LLNTDCs), to be created at the instigation of local authorities, who would also be wholly responsible for their doings and their funding.

Instead of 'major new settlements' and 'the first new towns to be built in over a generation',<sup>2</sup> we are told of 'exceptional new garden towns'.<sup>5</sup> These schemes appropriate the cachet of the Garden City brand to make places of 1,500-10,000 homes sound nicer, but are not what was recommended by the NIC. Local authorities 'who are interested'<sup>5</sup> in being invited to bid for an LLNTDC by competitive process to do small things doesn't cut the mustard. It is an abdication of strategic planning responsibility. Yes, places of that small size can be made when tortuous planning processes allow, and maybe to a good standard, by the private sector. Some may involve Homes England spending public money to make them happen, for reasons that are not clear in this Arc of hot housing markets. But how many 'new garden villages' is it imagined will be needed, and by what planning processes, and how many local planning disputes will be induced?

We are told that 'the government supports the Commission's ambition to build up to one million homes by 2050'.<sup>5</sup> It will not happen by this method. The NIC proposal for two new cities of 500,000, and its identification of broad locations, are ideas not to be wasted. Partnering with landowners or funding institutions is not an issue – it is a matter of doing some very large things well so that much of the Arc can be spared an ugly or irritating scatter of smaller things. It's what planned growth points are for.

Moving on, the government's response recites the many projects it has funded in the Arc since the Chancellor's 2017 Autumn Budget Statement. Notable has been the establishment of the East West Rail Company on 14 December 2017, taking the project out of Network Rail.

### What happened next?

#### **Government Ambition and Joint Declaration between Government and Local Partners (Ministry of Housing, Communities and Local Government, March 2019)**

The *Oxford-Cambridge Arc: Government Ambition and Joint Declaration between Government and Local Partners* publication<sup>11</sup> is another recital of intentions and an update of actions taken, this time presented jointly with the Arc's local authority leaders and chairs of the Local Enterprise Partnerships (LEPs).

The political narrative in this document puts economic growth first and 'embeds natural capital thinking'<sup>12</sup> second. Then, coyly reversing the NIC advice on the Arc, housing is mentioned as the consequence, not the pre-condition:

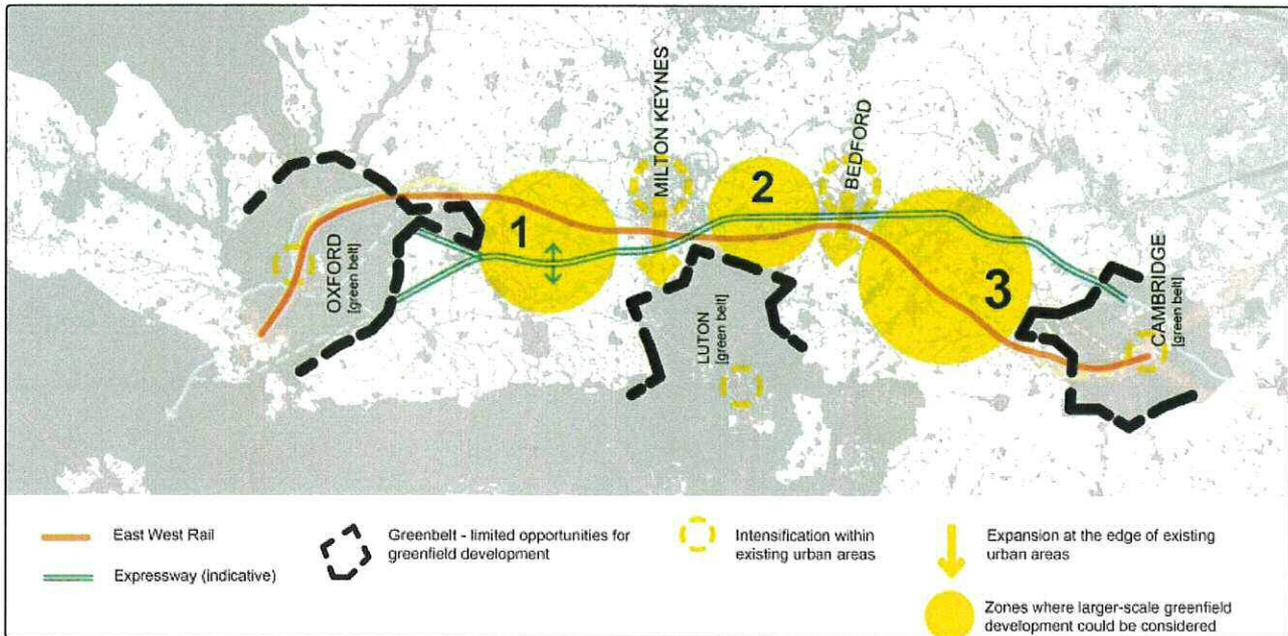
*'meeting this economic potential will demand our collective determination, over the long-term, to deliver significantly more homes in the Arc, of the right quality and in the right places to meet its needs. We recognise that this could include the development and expansion of existing, as well as new, settlements. This will be needed both to address the housing affordability issues already felt in many parts of the Arc, and to provide places to live for future communities attracted by the Arc's economic opportunities.'*

It goes on to say that:

*'Crucially, we value the natural environment highly, and aim to meet our economic and housing ambitions while overall improving, rather than degrading, the environment in the Arc. We want better places to live, which are beautiful and inspiring, to benefit the Arc's residents today as well as tomorrow. The Government has already set out its intention for the Arc to embody England's 25 Year Environment Plan, which we will work together to deliver, including through planning for local natural capital.'*

The green lobby and its consultancy industry have done well in having their interests placed higher than housing in the narrative. In 'natural capital' the public has another technical priesthood with its own language to comprehend.

Twelve new co-ordination groups are described, and it is said that they will 'listen to and engage with



**Diagram of different conditions along the East West Rail and Expressway corridors (only) generated from the constraints mapping summarised in the ‘Introduction’ chapter of Cambridge, Milton Keynes and Oxford Future Planning Options Project**

Source: Page 31 of Cambridge, Milton Keynes and Oxford Future Planning Options Project<sup>3</sup>

local communities and business [...] utilising the breadth and depth of our networks of leaders and local partners, as well as government departments and their agencies, to drive conversations and engagement with groups, communities and businesses across the Arc.’ There are ‘four inter-related policy pillars’ – ‘productivity’, ‘place-making’, ‘connectivity’, and ‘environment’. Dizzy yet? How will the public interested in the Arc follow all this chatter?

**Other actions – the west end of the Arc**

The Oxfordshire Plan 2050 is a Joint Statutory Spatial Plan (JSSP) prepared by the county’s six authorities. Second-stage public consultation launched on 30 July and expired 8 October 2021. The plan will update to the Arc Spatial Framework when it emerges.<sup>13</sup>

**Other actions – the centre of the Arc**

Milton Keynes Council, in dialogue with Aylesbury Vale and South Northamptonshire District Councils (both since replaced by a unitary council – Buckinghamshire Council and West Northamptonshire Council, respectively), and with Central Bedfordshire Council as an observer, produced a non-statutory city-region plan, the Milton Keynes Strategy for 2050.<sup>14</sup> This was approved by Milton Keynes Council in January 2021, but all the other authorities had already withdrawn their support by then. No JSSP under way yet.

**Other actions – the east end of the Arc**

The Mayor of the Cambridgeshire & Peterborough Combined Authority from May 2021 is Dr Nik Johnson. In confirming his support for the public consultation on the Arc Spatial Framework he seeks to relegate the 1 million new homes pre-condition prescribed by the NIC to being ‘an advisory recommendation that will be kept under consideration as the evidence base develops’.<sup>15</sup> No JSSP under way yet

**Other actions – East West Rail**

The Oxford to Bicester connection (now running down to Marylebone) is in operation. Bicester to Milton Keynes Bletchley (and then up to a Milton Keynes Central stub end) is under way and will be finished by 2025. The line from Milton Keynes to Bedford never closed but stakeholder consultation on controversial upgrading continues. Public consultation on a new route (with stations) between Bedford and Cambridge took place from January to March, and the preferred route was announced in May 2021. Further consultation on the detailed alignment along that route, and possible station locations, closed in June. Two possible station locations are where the NIC suggested a new city.<sup>16</sup>

**Planning for Sustainable Growth in the Oxford-Cambridge Arc (Ministry of Housing, Communities and Local Government, February 2021)**

The Boris Johnson government took office on 24 July 2019, and *Planning for Sustainable Growth*

in the Oxford-Cambridge Arc: An Introduction to the Spatial Framework,<sup>17</sup> published six months later, will have passed through the No. 10 policy sieve. 'The so-called growth corridor is one of Prime Minister Boris Johnson's top priorities', said Kris Krasnowski, Portfolio Director for the Oxford to Cambridge Arc at the Ministry of Housing, Communities and Local Government (MHCLG), speaking after the launch at a Bidwells webinar. It marks the point that the MHCLG formally started work on an Arc Spatial Framework, as promised in the Budget 2020, and where the possibility of four LLNTDCs between Bedford and Cambridge pop up instead of the NIC's recommendation of a city for around 500,000 people.<sup>18</sup> How the idea of a string of small places at stations along this part of the Arc came to be decided upon when work on the Strategic Framework for the Arc had not even started, and the East West Rail detailed consultation has been concluded, is back to front.

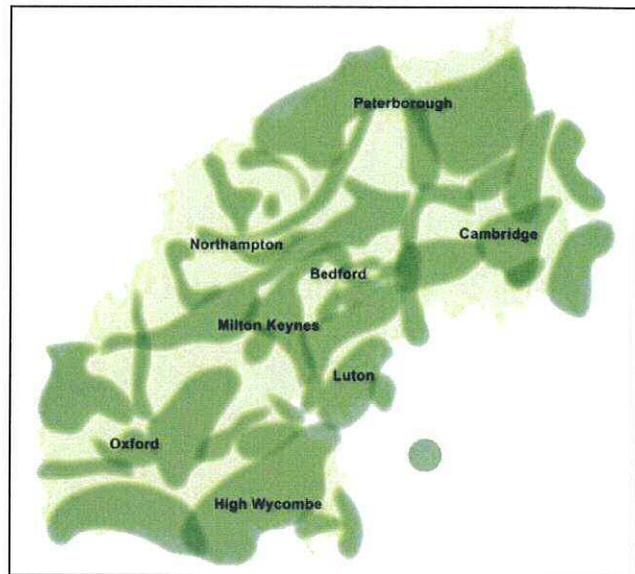
We learn the Spatial Framework will have 'National planning policy status [which] will allow it to have significant weight in the planning system for guiding local plan production and in decision-making. It will sit alongside the National Planning Policy Framework.' It will also have 'National transport policy status [which] will allow it to guide the plans prepared by local transport authorities. Transport policies will sit alongside land use policies in the Spatial Framework in a fully integrated single land use and infrastructure plan.' All good.

But overall, and sadly, this is a gentle and waffly document, in which the best words are (in para. 1.12): 'There is significant potential to foster agglomerative benefits by better connecting people, places, services and businesses, and to see more effective commercialisation of research and development through better, more sustainable transport and truly sustainable patterns of development across the region.'

The writer's lament (not for the first time, since the publication of the Planning White Paper) is that it is all to be 'Digital-first – we will make better use of digital tools to support better, more collaborative long-term policy-making.' Bye-bye the digitally excluded. Bye-bye scrutiny and transparency – there are so many hidey holes when institutions slide behind the digital invisibility cloak.

**Creating a Vision for the Oxford-Cambridge Arc: Consultation (Ministry of Housing, Communities and Local Government, Jul. 2021)**

And so we arrive at long last at the most recent public consultation, *Creating a Vision for the Oxford-Cambridge Arc: Consultation*,<sup>19</sup> which, unforgivably,



**Strategic-scale environmental opportunity zones**

Source: Fig. 2.2 in *Creating a Vision for the Oxford-Cambridge Arc: Consultation*<sup>19</sup>

was launched at the start of the summer holiday season on 20 July 2021 with a consultation period which, by the time this issue is published, will have just closed (on 12 October). Entry-level error in public engagement.

It is sad to report that there are numerous leading questions, practically all of which have obvious answers. Those matters requesting a scale of assessment from 'Not important' to 'Very important' will create useless fine-grained shades of opinion. Open-ended questions are often breathtaking ('Anything else to add about your vision for air quality and waste?').

Sometimes the line of questions on a topic is led by the heading 'What you have told us so far', when, obviously 'we' haven't said anything yet. Dig down (to para. 6.4) and 'we' are 'around 120 residents and representatives of businesses, local authorities, charities and campaign groups...' with whom conversations were held earlier in 2021. Who, when, where? Oh dear.

The consultation is amiable but does not move things along. Simple facts and graphs are familiar and will let new readers catch up with the Arc, but the complicated topic of environmental opportunity mapping gets a platform as if standard and unchallengeable, joining natural capital as a new mystery. It seems that the government is frightened of letting people think that the Arc involves designed urbanisation – to present an unintelligible diagram of 'environmental opportunity zones'<sup>20</sup> (see above) without explanation is weird.

The people need to be carried along with the Arc vision and its implementation. Making it hard to

track what's going on, presenting survey data as if they are facts rather than opinions and being oblique about development does not breed trust.

The consultation says that by spring 2022, MHCLG expects to publish the vision as well as a public consultation on options for the policies in the Spatial Framework – 'We will also publish a summary of comments received and our response as part of this consultation.' There will also be consultation in spring 2022 entitled *Towards a Spatial Framework: 'using the vision as a foundation, we will develop options for delivering its objectives. The options will be based on feedback from engagement, initial evidence gathering and analysis. We hope to publish this, including a Sustainable Appraisal 'Issues and Options' Report... to give everyone a chance to have their say.'*

And in a *Draft Spatial Framework* to be published in the autumn of 2022:

*'we will consider responses to the previous consultation, and undertake further spatial analysis, option testing, impact assessments and engagement [and we also] hope to publish the draft Spatial Framework with its Sustainability Appraisal Environmental Report, for consultation [...] with implementation of the final framework shortly after.'*

This programme for the strategic planning is far too long, given how much work was done by the NIC. The months are to be filled with engagement with local communities which will likely be mostly invisible and unauditible. Best to give up the day job if you want to be involved.

### Why bother with the Arc?

Despite the smoke and mirrors, hang on to this: growing the latent potential of the Arc is in the national economic, social and environmental interest. It requires design – of places (old and new) and of connections within them and outwards, in order to welcome and accommodate growth in population and business and to cultivate their institutions. The enhancement of the host environment must be integrated with urbanisation. Taken together, this will create a multiplier engine, as shown by the work of the National Infrastructure Commission. That engine will invigorate the matrix and its wider reach, and the whole nation.

Picking out any of the components in that long formulation as being any more important than any other is either political gaming or special pleading by interest groups with an agenda of their own.

The task of strategic planning is, by art and science, to help decision-makers keep the big picture in

frame and maintain the balance of the whole. It is neither practicable nor useful to try to vacuum up every piece of information, or every opinion.

### How is it to be co-ordinated?

The responsibility must be taken at Cabinet level – by the Secretary of State. It requires more authority than a part-time 'Ministerial Champion'. The co-ordinating team should be led by the Secretary of State, and should be populated in part by civil servants, of course, but they need some experienced strategic planning professionals at their side, rather than learning to be a client for a task of a type last attempted a generation ago. Commissioning a strategic planning framework and co-ordinating its delivery is not just an administrative task, but an artful one. It is also intensely political at the national level (bending other government departments to climb out of their silos and put their shoulders to the wheel) and locally (smiling politely at the blockers and posturing gamers, while walking on). We need grunt, not puff.

## 'Growing the latent potential of the Arc is in the national economic, social and environmental interest. It requires design – of places (old and new) and of connections within them and outwards'

There is also the hurdle of the obsession with administrative areas to be jumped. As with O2C and MKSM before it, the perceived need to define the boundary of the Arc using local government boundaries, and to include those authorities with FOMO (fear of missing out), has created a vast Arc. The current scope includes the ceremonial counties of Oxfordshire, Northamptonshire, and Cambridgeshire, with Buckinghamshire unitary, Milton Keynes, Central Bedfordshire, Bedford, Luton, and Peterborough. This is too wide and diffuse to be manageable.<sup>21</sup> Too many agendas in play, too many actors. It denies real geography and practicality.

The Arc is an *idea*, not an object. It is the sweep of a fat calligraphy brush drawn across damp hand-made paper. It has no edges to be delineated on a map. There are places, people and institutions that are core, and those that are less so.

No great expertise is offered here on the structures and diplomacy needed to make multi-dimensional things happen in peacetime over many years,<sup>22</sup> but it seems practicable that the 'core'

should, by invitation, form a type of Advisory Conference; and those at the margins should, by invitation, form a type of contact group that witnesses all the committee's meetings. 'By invitation' enables persons to be moved into the core or out of it, over time, and enables persons other than just elected politicians to be involved if they have a positive contribution to make.

### What are the main challenges to co-ordination?

The Arc project faces three main co-ordination challenges:

- **Time horizons of politicians:** The need to manage the tension between the short-term horizons of politicians and the long-term nature of the project is mentioned above.
- **Technical studies to inform the Arc Spatial Framework:** At considerable expense, no doubt, the recommendations of the NIC drew upon extensive consultancy reports, all of which were published with *Partnering for Prosperity* in November 2017. In starting out on its Arc Spatial Framework, MHCLG has not acknowledged that public investment – it is as if the NIC is not part of the apparatus of government – but seems to have commissioned much of it again.<sup>23</sup> Commissioning an update of those NIC studies which are relevant would save time and money, and it is to be hoped that is what is happening.
- **Planning for quality housing at scale and at pace:** The political mistake of abolishing strategic planning and requiring instead that every local authority in England should provide for its own housing needs within its own boundaries was grave. Instead of a few rows in a handful of 'regional growth points' to which housing and related development was directed, such as Milton Keynes, the East Thames Corridor, and MKSM, England is now spattered with hundreds of fierce rows about smaller developments.

The solution, as readers of this journal are well aware, is to enable established places to grow at a scale and pace that they can absorb. The public are not stupid about the need for new housing in the right place and at the right time. But the pressure relief valve is found through strategic planning which will identify a small number of major growth points where big things could be done very well and delivered over many years. The NIC background proved the argument and pointed to possible locations.

The NIC was 'optimistic that Government and local authorities will reach agreement on the scale and location of new settlements in the national interest. However, if agreement cannot ultimately be reached, the Secretary of State should designate

these new settlements,' notes the Government's response to *Partnering for Prosperity*.<sup>5</sup> But there the matter is left hanging.

Best to take a deep breath and speak truth to Michael Gove, the new Secretary of State for Levelling Up, Housing and Communities on this: the alteration of the New Towns Act to enable one or more local authorities to establish small Locally-Led New Town Development Corporations with the Secretary of State somehow their midwife, but with no further responsibility, will not deliver large-scale, high-quality housing employment and community development at the scale, pace and quality required. First, their local authority parents are too busy with normal service provision. Second, they cannot underwrite borrowing on the scale and for the duration that is required to build large towns or cities. Third, they work to short electoral cycles, and elected members cannot keep themselves from back-door interfering when they own the delivery body. Fourth, they are answerable only to themselves.

Grown-up New Town Development Corporations answerable to the Secretary of State and Parliament, on the other hand, are a proven method of procuring large-scale mixed development. They can be few in number, and can yield serviced development land for decades (40-50 years will be needed to deliver each of the strategic city-scale growth points in the NIC studies) and 'do all that is necessary' to make good places. They are able to return their loan funding (whether public or privately sourced) with interest, and will in due course yield a surplus. They need sponsorship from the Secretary of State for the essential inter-departmental budget-bending and wheeler-dealing that is needed, and to evidence 'blue chip' status to comfort inward investors. The scale and duration of the endeavour also attracts high-calibre staff to commit their careers and their families to the project, living the dream, and being part of building community.

All these things are among the lessons of history. We must not lose the NIC's new cities of the Arc.

● **David Lock CBE** is Strategic Planning Adviser at David Lock Associates, who have consultancy assignments for public and private sector clients in several locations in the Arc. He is a Vice-President and former Chair of the TCPA. The views expressed are personal.

### Notes

- 1 D Lock: 'O2C becomes CaMKoX – the arc is re-ignited'. *Town & Country Planning*, 2017, Vol. 86, Dec., 506-08
- 2 *Partnering for Prosperity: A New Deal for the Cambridge-Milton Keynes-Oxford Arc*. National Infrastructure Commission, Nov. 2017. <https://nic.org.uk/app/uploads/Partnering-for-Prosperity.pdf>

- 3 In addition to the brilliant work in *Cambridge, Milton Keynes and Oxford Future Planning Options Project. Final Report*. Revision A. 5th Studio and SQW, for National Infrastructure Commission, Feb. 2018. <https://nic.org.uk/studies-reports/growth-arc/future-development-concepts/>, leading to *Partnering for Prosperity*, essential reading for all planning enthusiasts is the excellent *Report for the National Infrastructure Commission: Cambridge-Milton Keynes-Oxford Arc*. AECOM, for National Infrastructure Commission, Nov. 2017. <https://nic.org.uk/app/uploads/AECOM-Planning-and-Delivery-Analysis.pdf>
- 4 *Autumn Budget 2017*. HC 587. HM Treasury, Nov. 2017. [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/661480/autumn\\_budget\\_2017\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/661480/autumn_budget_2017_web.pdf)
- 5 *Government Response to 'Partnering for Prosperity: A New Deal for the Cambridge-Milton Keynes-Oxford Arc'*. HM Treasury, Oct. 2018. [www.gov.uk/government/publications/cambridge-milton-keynes-oxford-arc-study-government-response](http://www.gov.uk/government/publications/cambridge-milton-keynes-oxford-arc-study-government-response)
- 6 D Lock: 'Establishing a local New Town Development Corporation'. *Town & Country Planning*, 2018, Vol. 87, Dec., 487-91
- 7 See J Geoghegan: 'MHCLG announces new expert panel to advise on housing growth in OxCam Arc'. *Planning Resource*, 26 Jul. 2021. [www.planningresource.co.uk/article/1723171/mhclg-announces-new-expert-panel-advise-housing-growth-oxcam-arc](http://www.planningresource.co.uk/article/1723171/mhclg-announces-new-expert-panel-advise-housing-growth-oxcam-arc); and 'Digital consultation launched to shape the future of the OxCam Arc'. Press Release, Ministry of Housing, Communities and Local Government/Department for Transport, 20. Jul. 2021. [www.gov.uk/government/news/digital-consultation-launched-to-shape-the-future-of-the-oxcam-arc](http://www.gov.uk/government/news/digital-consultation-launched-to-shape-the-future-of-the-oxcam-arc) (with link to 'Oxford-Cambridge Arc: expert advisory panel'. [www.gov.uk/government/groups/oxford-cambridge-arc-expert-advisory-panel](http://www.gov.uk/government/groups/oxford-cambridge-arc-expert-advisory-panel))
- 8 See D Lock: 'Locally accountable New Town Development Corporations – 2'. *Town & Country Planning*, 2018, Vol. 87, Jan., 11-13; and K Lock and H Ellis: 'Celebration with reservations'. *Town & Country Planning*, 2018, Vol. 87, Jul., 249-50
- 9 'Milton Keynes and Sheffield awarded £1.4 million to deliver more homes'. Press Release, Ministry of Housing, Communities and Local Government, 9 Sept. 2021. [www.gov.uk/government/news/milton-keynes-and-sheffield-awarded-14-million-to-deliver-more-homes](http://www.gov.uk/government/news/milton-keynes-and-sheffield-awarded-14-million-to-deliver-more-homes)
- 10 See *Cambridge, Milton Keynes and Oxford Future Planning Options Project. Final Report* (see note 3), p.34
- 11 *The Oxford-Cambridge Arc: Government Ambition and Joint Declaration between Government and Local Partners*. Ministry of Housing, Communities and Local Government, Mar. 2019. [www.gov.uk/government/publications/the-oxford-cambridge-arc-government-ambition-and-joint-declaration-between-government-and-local-partners](http://www.gov.uk/government/publications/the-oxford-cambridge-arc-government-ambition-and-joint-declaration-between-government-and-local-partners)
- 12 Get into this – it was our Secretary of State Michael Gove's great achievement at Defra ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf)). Here is the root of the emphasis to be joined into the Arc: 'this Government is committed to building many more homes. However, we will ensure that we support development and the environment by embedding the principle that new development should result in net environmental gain...'. It blessed the natural capital concept: 'Natural capital is generally considered to comprise three principal categories: natural resource stocks, land and ecosystems. All are considered essential to the long-term sustainability of development for their provision of 'functions' to the economy, as well as to mankind outside the economy and other living beings.' See <https://stats.oecd.org/glossary/detail.asp?ID=1730> (Source: *Handbook of National Accounting: Integrated Environmental and Economic Accounting 2003*. Studies in Methods, Series F, No.61, Rev.1, Glossary. United Nations, European Commission, International Monetary Fund, Organisation for Economic Co-operation and Development, World Bank. United Nations, 2005, para. 1.23)
- 13 See <https://oxfordshireplan.org/>
- 14 See <https://www.mkfutures2050.com/>
- 15 See the Cambridgeshire & Peterborough Combined Authority's 'OxCam Arc' webpage, at <https://cambridgeshirepeterborough-ca.gov.uk/what-we-deliver/business/oxcam-arc/>
- 16 See the Bedford to Cambridge page of the East West Rail website, at <https://eastwestrail.co.uk/the-project/bedford-to-cambridge>
- 17 *Planning for Sustainable Growth in the Oxford-Cambridge Arc: An Introduction to the Spatial Framework*. Policy Paper. Ministry of Housing, Communities and Local Government, Feb. 2021. [www.gov.uk/government/publications/planning-for-sustainable-growth-in-the-oxford-cambridge-arc-spatial-framework](http://www.gov.uk/government/publications/planning-for-sustainable-growth-in-the-oxford-cambridge-arc-spatial-framework)
- 18 See *Budget 2020*. Policy Paper. HM Treasury, Mar. 2020, Section 2.20. [www.gov.uk/government/publications/budget-2020-documents/budget-2020#budget-report](http://www.gov.uk/government/publications/budget-2020-documents/budget-2020#budget-report)
- 19 *Creating a Vision for the Oxford-Cambridge Arc: Consultation*. Ministry of Housing, Communities and Local Government, Jul. 21. [www.gov.uk/government/consultations/creating-a-vision-for-the-oxford-cambridge-arc](http://www.gov.uk/government/consultations/creating-a-vision-for-the-oxford-cambridge-arc)
- 20 Used referencing *Strategic-Scale Environmental Opportunity Mapping: Doubling Nature in the Oxford-Cambridge Arc*. Arc-wide Local Nature Partnerships, Apr. 2020. <https://bucks.mknep.co.uk/download/2469/>
- 21 See the map in Section 1.1 of *Creating a Vision for the Oxford-Cambridge Arc* (see note 19)
- 22 Postgraduate students might help by studying, for example, the arrangements made under Roosevelt's New Deal, and those for the post-war reconstruction of Germany and Japan, or the evolution of governance in Northern Ireland
- 23 There is no carry forward of the National Infrastructure Commission work in the *Oxford-Cambridge Arc Spatial Framework: Sustainability Appraisal Scoping Report*. Ministry of Housing, Communities and Local Government. HM Government, Jul. 2021. [www.gov.uk/government/consultations/creating-a-vision-for-the-oxford-cambridge-arc-sustainability-appraisal-scoping-report](http://www.gov.uk/government/consultations/creating-a-vision-for-the-oxford-cambridge-arc-sustainability-appraisal-scoping-report)



## Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
473`/21	5 direct 1 (ACL) via Comments button	398.1/ 477/21 401.2	Tingewick Road 30mph consultation & lack of Street Lighting West End Farm archaeology	

## Other actions

Subject	Minute	Form	Rating <sup>√</sup> = done	Response received
<b>Buckinghamshire Council</b>				
Streetlighting, Tingewick Road	1165/21  85/21 253/21  298.2/ 21	Accelerate installation of lighting between St Rumbolds Fields and Westfields  Follow up letter  Follow up & copy letter to Cllr Stuchbury (& speed limits)  <b>Cllrs. Harvey, Stuchbury &amp; clerk to formulate letter</b>	√   √ √	Response at Agenda # 5.2, Appendix C
Bypass Bridge	1177/20	<b>Cllrs. Stuchbury &amp; Whyte</b> to pursue action.		19 October: Cllr. Whyte is looking into this again
Trees	55.2/21	Invite Mr. Pasmore to meeting	√	<b>Town Clerk to report any progress</b>
Town Hall frontage	56/21	Ask Cllr. Whyte if any progress	√	19 October: Cllr. Whyte reports that this is currently with the Community Board for discussion. There is also some debate over whether there is an extant TRO for the area.
West End Farm	401.2/21	Letter & press release as	√	

		minuted		
Neighbourhood Plan	470/21	<b>Town Clerk</b> to set up meeting with new NP Officer		
Traffic Order consultation	477/21	Respond as minuted	√	
<b>Call-in included in response; awaiting decision</b>				
	255.5/21	61 Moreton Road	√	
<b>Enforcement reports and queries</b>				
Walnut Drive s106	398.2	Respond to Cabinet Member's reply to July letter		
Oddfellows Hall	90/21	Report unauthorised work (21/00479/APP refers)	√	Awaiting officer's return from leave Update requested 29/7/21 and 7/9/21 and 21/10/21
	478/21	Unauthorised work and pavement hazard	√	
9 Addington Road	478/21	Unauthorised front wall	√	<b>See agenda 10.3 for update list of recent reported cases</b>
New signage 1The Chewar & 24 Market Hill	480.3/21	Report. 23 Market Hill also included	√	
<b>Neighbourhood Plan Review</b>				
Survey Questions	1166.2/20	<b>Town Plan Officer</b> to circulate final version to Cllrs. for comments		
NBPPC	362./21	<b>Town Clerk</b> to write to BC asking for criteria for statutory		

		consultees & list		
Castle Street sign	369/21	Ask <del>Cllr. Whyte</del> to report on progress on replacement		<b>Fix-my-street Report Number 40175990 19/11/21: Repair in progress</b>
<b>Other</b>				
Lace Hill Balancing pond	405/21	Support objection	√	
Covid/Social distancing posters	408/21	Ask for removal or replacement	√	
Estate agents signs on Page Hill	408/21	Warning letter to Agents.	√	

[Back to AGENDA](#)

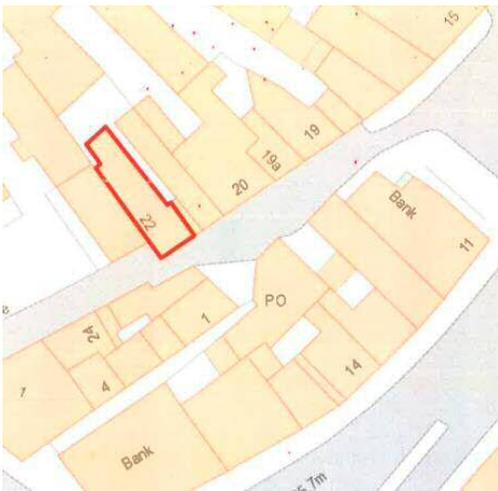


**BUCKINGHAM TOWN COUNCIL  
PLANNING COMMITTEE  
MONDAY 29<sup>th</sup> NOVEMBER 2021**

Contact Officer: Mrs. K. McElligott, Planning Clerk

**Additional information on Planning Applications**

- 1. 21/03524/AAD** 22 Market Hill, MK18 1JX  
Shop name fascia sign (retrospective)  
*Osborn*



Location plan



Adjacent Listed Buildings

The site is the hairdressers opposite the Post Office and next to the Grade II\* Listed Chantry Chapel, in the Conservation Area. The signage is as reported to Enforcement two years ago for unauthorised change of signage, and being internally lit. This gave rise to application 20/00161/AAD, withdrawn in February 2020; Members had **OPPOSED** (3<sup>rd</sup> February) - *Members reiterated that internally lit signs are not permitted in the Conservation Area, which is why the new signage was reported to Enforcement last November (19/00621/CON3) and trust the LPA to maintain the integrity of this policy. The comments of the Heritage Officer are noted.*

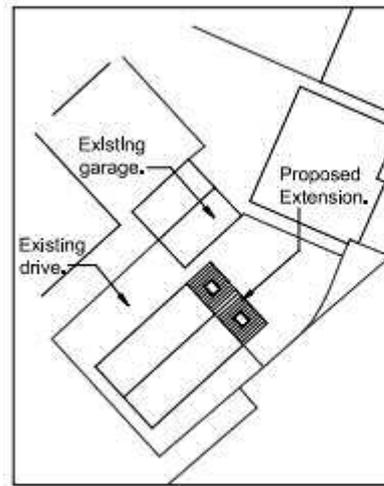
The photographs supplied are identical to last year's; however the ownership of the shop has changed. The application form has no indication that the lettering will be illuminated, internally or otherwise. The identical Heritage Officer's response, dated 1/2/20, is among the documents for this application.



**2. 21/04185/APP** 9 Mayflower Street, MK18 1RN  
 Householder application for single storey side extension and part conversion of garage  
 Checkley



Location plan



Proposed Site Plan



Site plan taken from Parking Layout (11/01529/ADP)



Satellite photo of existing house, garden and garage

The site is a detached 3-bedroom house on Lace Hill at the junction of Mayflower Street and Constance Street – Plot 97 of application 11/01529/ADP (Phase 1F), House Type P314 handed – set facing south-east, with a walled garden to the north-east side and driveway parking for two vehicles and half of a detached double garage block (shared with Plot 96) to the rear. It has not been altered since it was built. The proposal is to add a single storey gable-roofed extension the full depth of the existing house to the garden elevation, to be used as a dining room, and the existing kitchen/diner will become an enlarged kitchen with a breakfast bar. There will be bifold doors to the garden and two skylights, one in each roofslope, but no side windows. In addition the garage will be divided approximately in half; the larger rear part to form a home office, with the existing single panelled door replaced by a glazed french window to the garden. The smaller part will gain the single panelled door, to the garden, and it looks from the drawings that the garage door to the drive is to be retained, though no elevation details for this aspect are supplied. The gated access from the drive to the garden is unchanged, though the extension side wall now makes it more of a passage.

The floor plan and some elevation drawings are partial, so original plans have been sourced for a fuller view. A 3-bed house needs parking for two vehicles, which it retains. Matching materials throughout.



Original front elevation from 11/01529/ADP – the submitted drawings are only partial, as below



Existing South-East Elevation



Proposed South-East Elevation

View from Mayflower Street



Existing South-East Elevation Garage



Proposed South-East Elevation Garage

Garage viewed from garden



Existing North-East Elevation



Proposed North-East Elevation

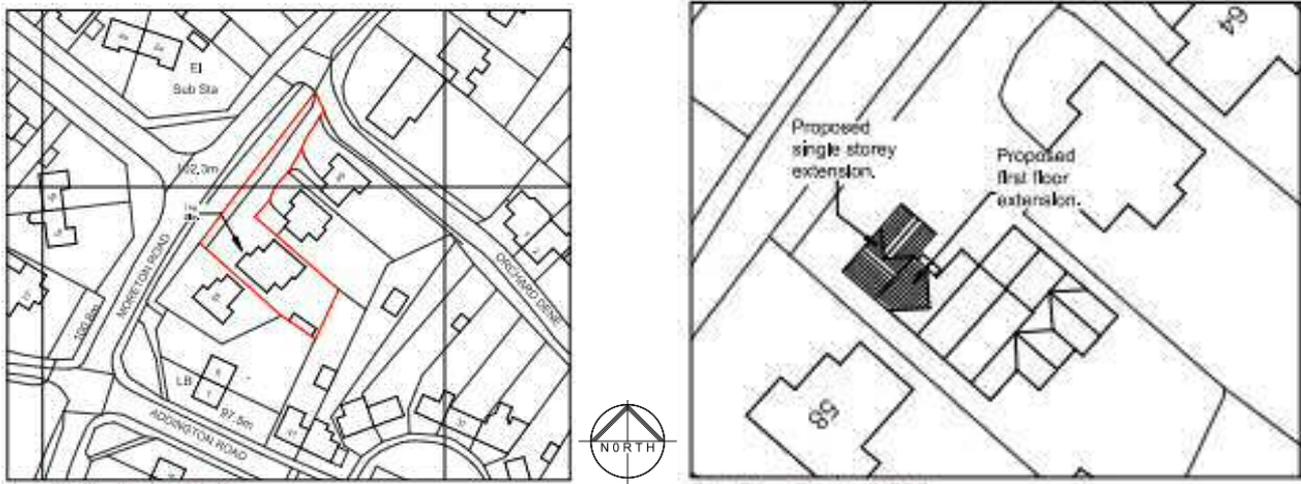
Garden elevation – garage on right, garden wall on left



Original Type 341 ground floor plan (11/01529/ADP; and note that it is not to same scale as the partial plans on the right, and that the application house is reversed

Ground floor plan, garage and garden

**3. 21/04241/APP** 60 Moreton Road, MK18 1PE  
 Householder application for part two storey front extension and attached garage. Cladding and render to the external walls.  
*Blandin*



The site is on the east side of Moreton Road between Addington Road and Orchard Dene, on an access road parallel to, and rather below the level of, Moreton Road, and separated from it by trees and a hedge. The four houses were originally identical, but as can be seen from the satellite photo above only the two end ones are as built (1978 application); № 62 (second from the top, with the conservatory) extended its chimney in 1983, but I can find no record of an application for its front and rear roof dormers. № 60 has an extensive planning history, but not all approvals were implemented; those that were have been summarised in the drawings below the table.

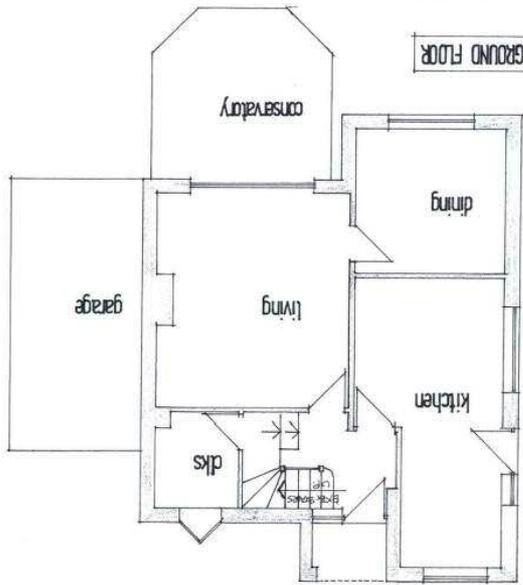




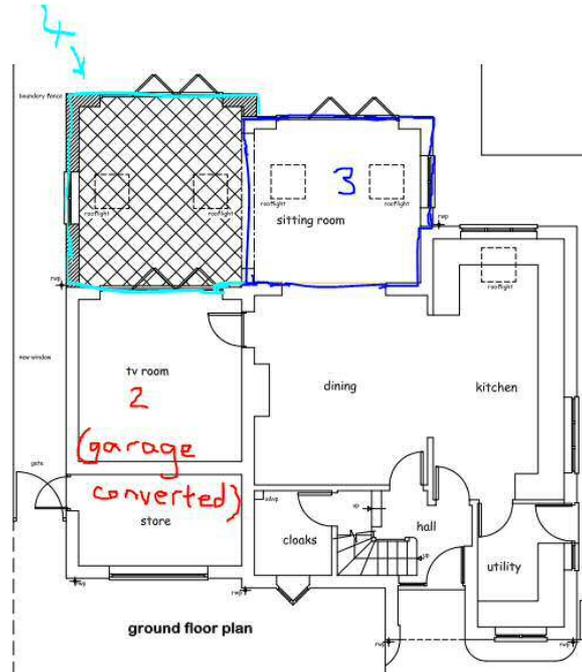
2008 rear elevation



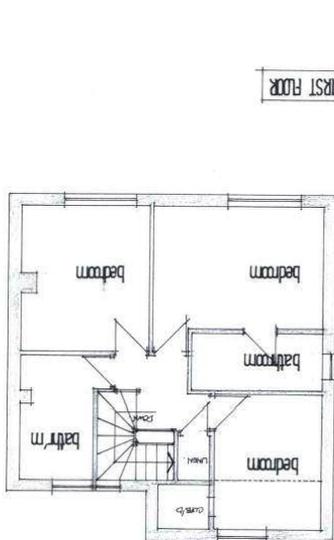
Extension applications 2-4



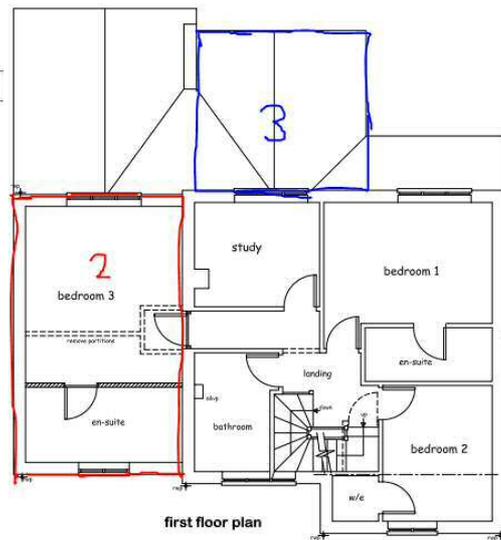
2008 ground floor layout (rotated to match next)



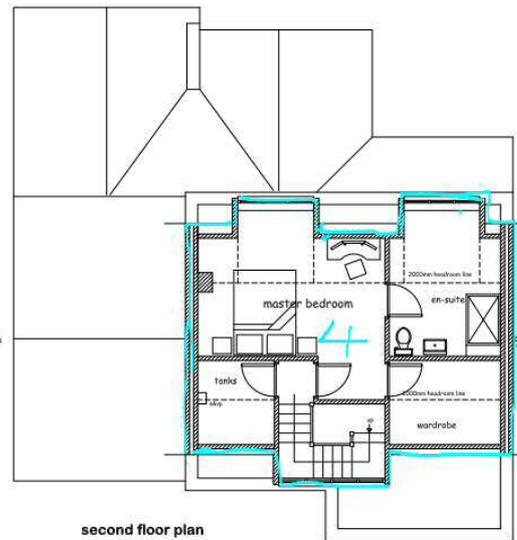
Extension applications 2-4



2008 first floor layout (rotated)



Extension applications 2-4 first and second floor



The current proposal seeks to extend the utility room and hallway forward over two storeys, extending a bedroom and adding an ensuite shower-room to it on the first floor, and build a new single garage with a pitched roof in front of this. The area is currently a pathway across the front of the house and a parking bay,

so it is not protruding into the access road any more than the existing arrangement. The hedge will probably need to be trimmed back, though the 'No' box is ticked on the application form against Removal or Pruning of hedges. The front door, which currently faces towards the main road with a small porch over it, will be moved to the extended hall side wall, which means that the front door will be hidden from general view by the garage. There will also be a connecting door from the hall into the garage. The distinctive V-shaped projecting window to the downstairs cloakroom (common to all 4 houses) is to be replaced with a standard one. There is additional parking for two vehicles in front of the original garage (converted in 2008) and more on the further side of the common access road.



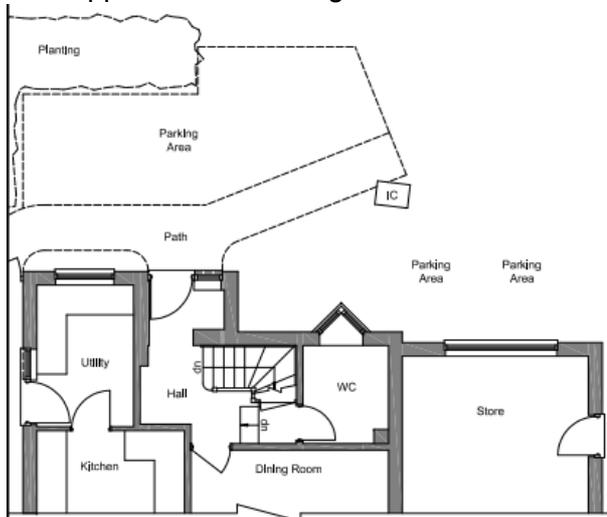
(10/11/21)

No 60 ↑

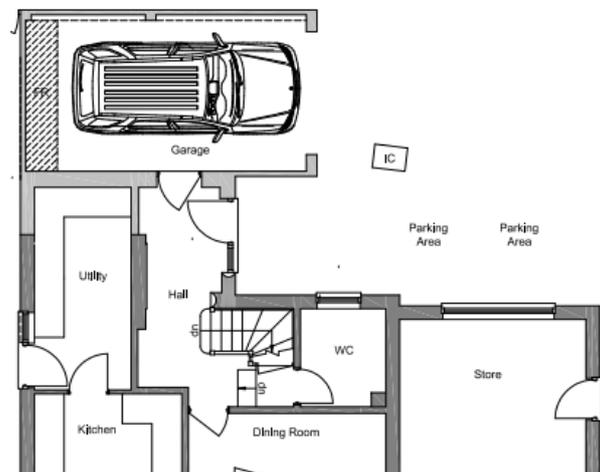
No 58 ↑ and its access and parking

Materials to match existing – coloured render to ground floor, tiled roof and uPVC doors and windows – but the grey cladding to all of the first floor is new, and is now confirmed as being “Cedral Anthracite grey fibre cement weatherboarding”.

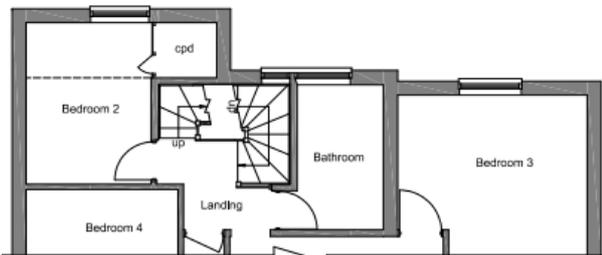
This application's drawings:



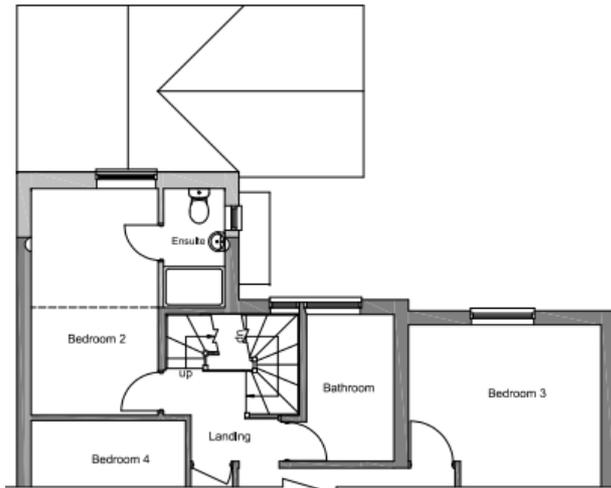
Existing ground floor plan (partial)



Proposed ground floor plan (partial)



Existing first floor plan (partial)



Proposed first floor plan (partial)



Existing street (NW) elevation



Proposed NW elevation



Existing rear (SE) elevation (to rear garden)



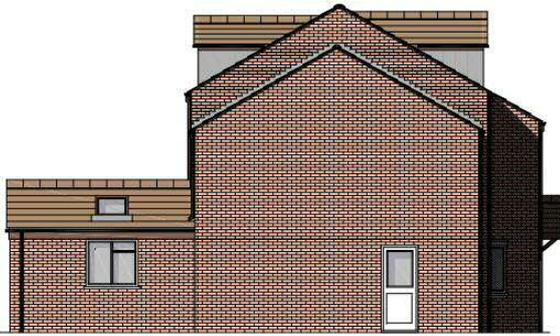
Proposed SE elevation



Existing SW elevation (towards N958)



Proposed SW elevation

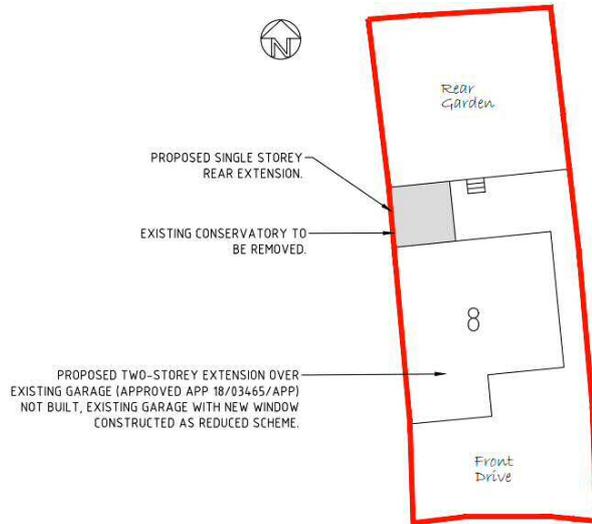


Existing NE elevation (towards №62)



Proposed NE elevation

**4. 21/04369/APP** 8 Busby Close, MK18 1YW  
Householder application for single storey rear extension  
*Burnett*



(12/11/21)

The site is a three-bedroom detached house on the bypass end of Page Hill. The land slopes upward from the road, and the rear garden is on two levels with a retaining wall and steps about a quarter of the way back from the house. The front building line of the six houses on this (north) side of the Close is not uniform, and some of the driveways have been widened into the open front gardens to give extra parking space. There is space for two vehicles (the requirement) on the frontage.

The original floor plan was basically rectangular with a single storey integral garage on the west side which projected forward of the main building which included a downstairs cloakroom off the hallway and a flat-roofed porch, and a utility room to the rear of the kitchen. The 2006 application proposed adding a pitched roof to the garage (with its ridge at right angles to that of the house) and a conservatory to the rear of the dining room. This does not appear to have been implemented, though between the 2006 and 2018 applications an internal wall was removed to make a larger kitchen with the utility area. The 2018 application proposed a fourth bedroom over the garage, but was not carried out; No.6 to the east of this house, built a similar first floor extension in 2016. The garage has been turned into an office opening off the hallway, and the utility demolished (the drawings call it a conservatory, but the previous applications show it to have had a brick side and rear wall, the latter with an ordinary window, and patio doors to the terrace). Its foundation remains and is the site of the proposed new garden room extension.

The proposed extension is approximately double the depth and half as wide again as the previous building, and reaches to the garden retaining wall. It will have folding doors to the terrace, a brick wall facing the neighbouring property, and a rear wall of timber posts and glazing on a brick plinth. The front wall above the flat-roofed former garage is brickwork; the tiled gable roof has its ridge parallel to and an angle to match that of the house, and its guttering will extend no further than the existing gutter. The room will have a log burner in the corner with a chimney protruding from the roof almost to the height of the main house eaves. The brickwork will match the existing.

1	06/03017/APP	New pitched roof over garage and rear extension	Approved
2	18/03465/APP	First Floor side extension	Approved
3	21/04369/APP	Householder application for single storey rear extension	Pending Consideration



Existing front elevation



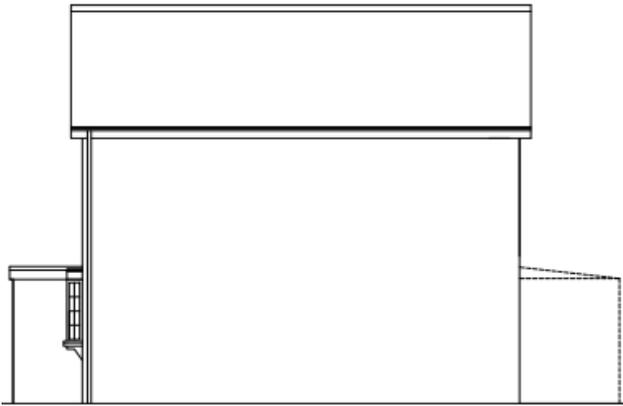
Proposed front elevation



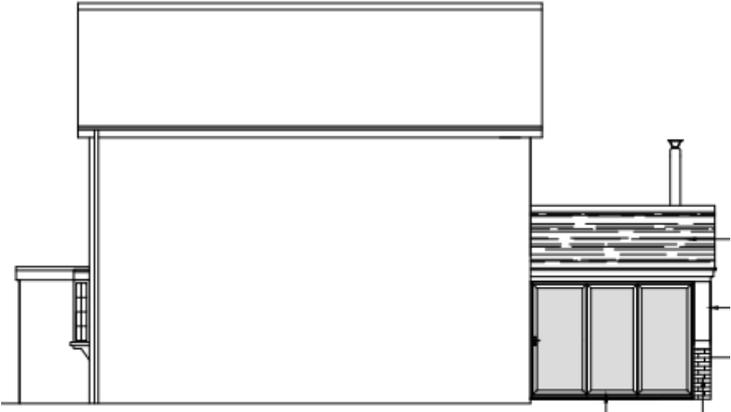
Existing rear elevation



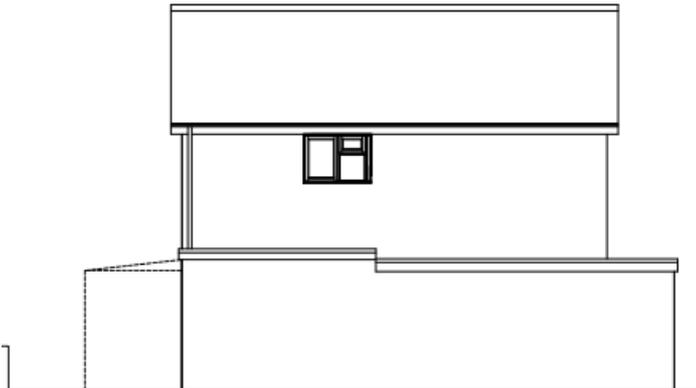
Proposed rear elevation



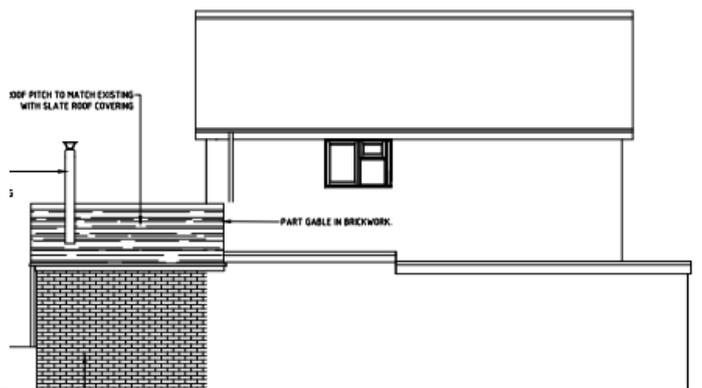
Elevation facing No. 6 (to the east)



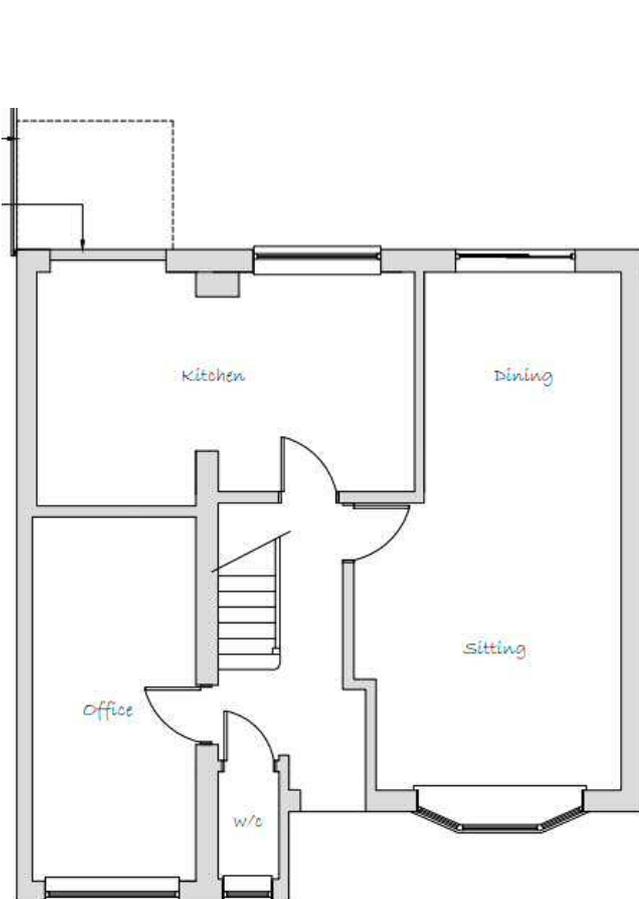
Proposed elevation



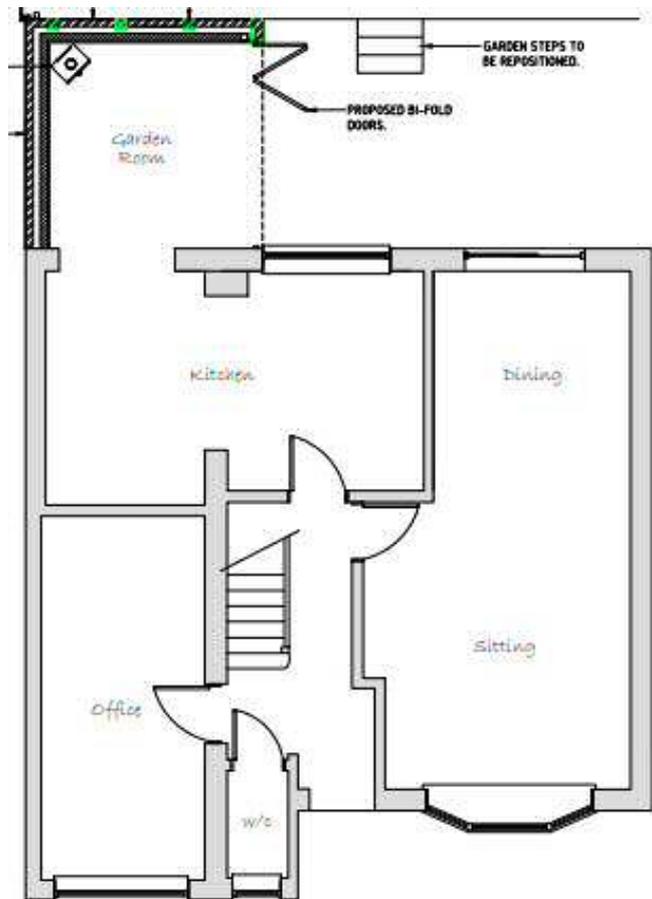
Existing elevation towards No. 10 (to the west)



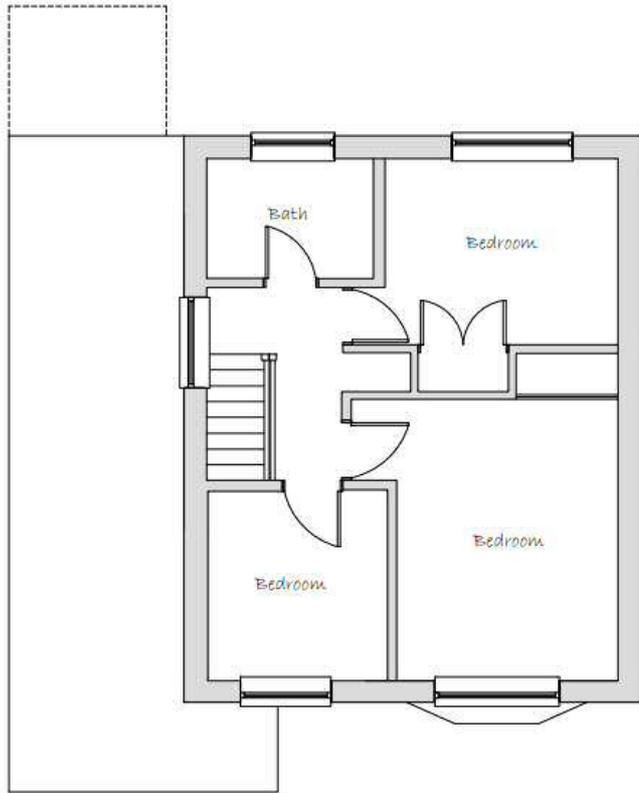
Proposed elevation



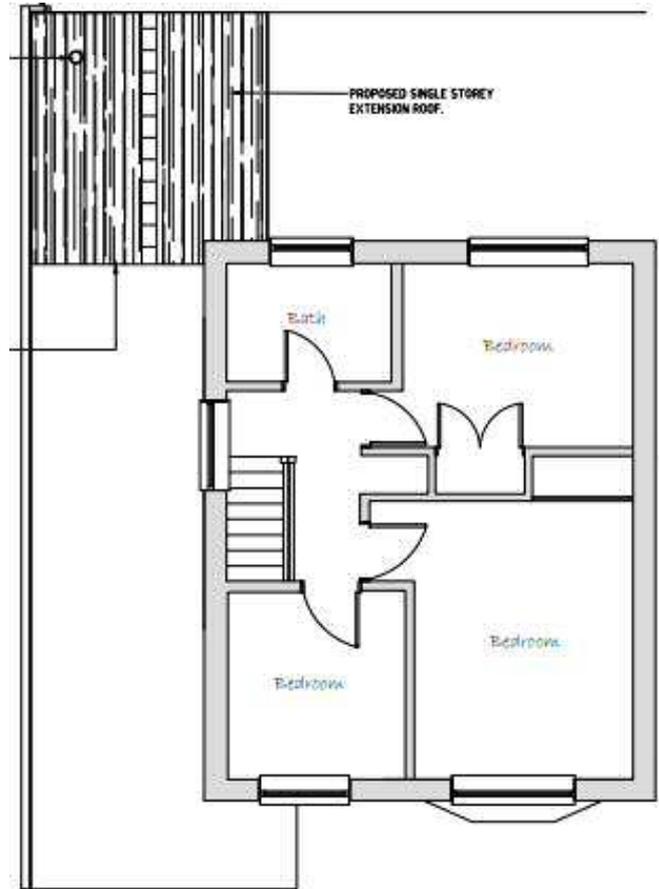
Existing ground floor



Proposed ground floor



Existing first floor

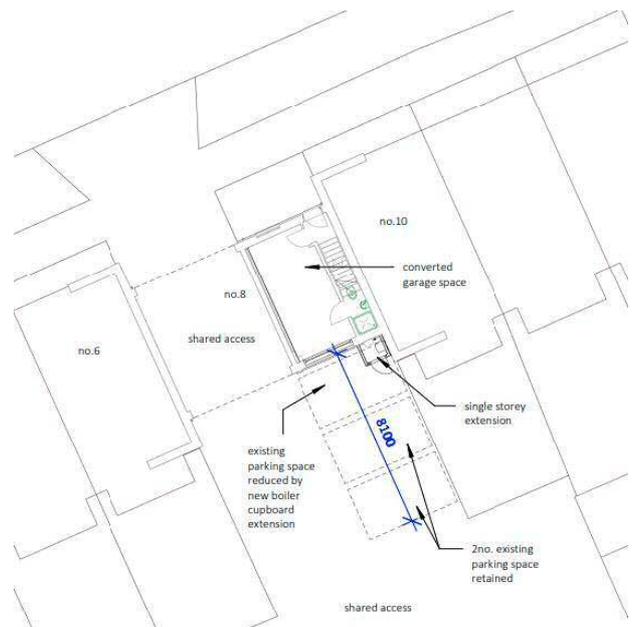


Proposed first floor

**5. 21/04377/APP** 8 Needlepin Way, MK18 7RB  
 Householder application for garage conversion and single storey rear extension  
*Kono*



Location plan



Block plan



No 10 ↑

No8 Needlepin Way ↑

No 6 ↑

(13/11/21)

The site is a flat over an archway to a parking court just inside the southern entrance to Needlepin Way on Lace Hill (Phase 1H (11/01531/ADP); Plot 202). It is a 2-bedroom flat with a combined living/dining room. The ground floor beside the archway houses a garage (entered from the parking court in the rear) and the front door which gives onto the stairs and a storeroom behind the stairs.

The proposal is to turn the garage into a living room, changing the up-an-over door into sliding glass doors, turn the storeroom into a shower-room/toilet and erect a small ( $\pm 1\text{m}^2$ ) windowless rear extension with a lean-to roof beside the garage door for a boiler room.

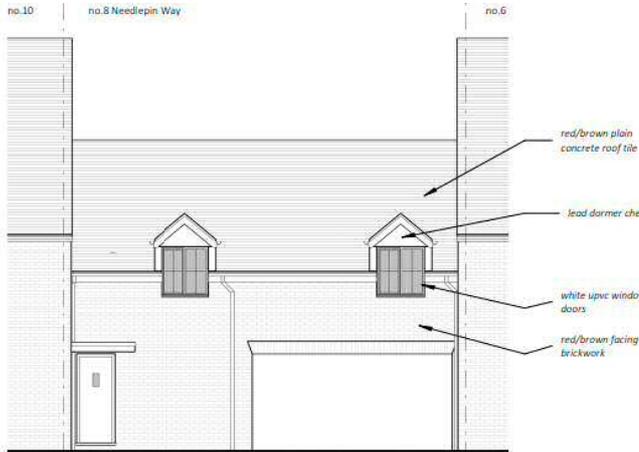


The rear of the archway, parking bay and garage door

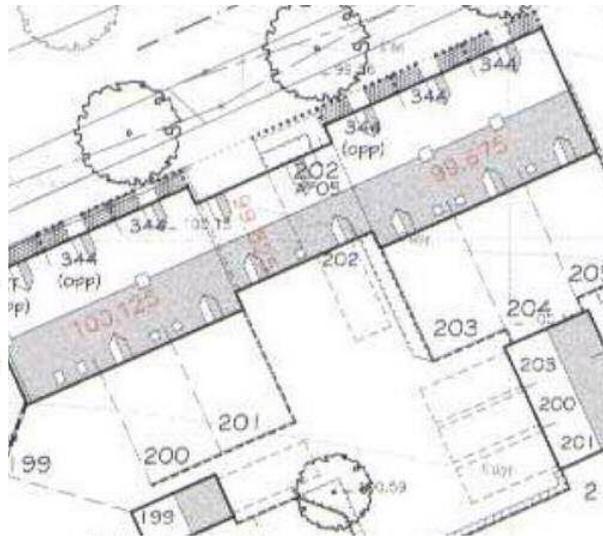


The corner where the extension is proposed

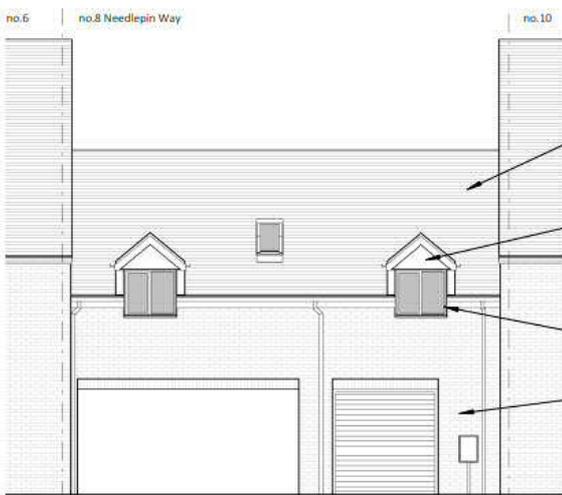
As can be seen above and in the drawing below right, No8 has a single designated parking bay behind the garage; this is supposed to house the vehicle parallel with the side fence. The block plan above shows it as three parking bays at right angles to the fence, and the photograph of the front elevation shows the bonnet of the red car projecting into the common access, though the rear end is parked as close to the fence as feasible. A two-bed flat with communal parking requires one parking space, plus one-between-two accommodation for visitors.



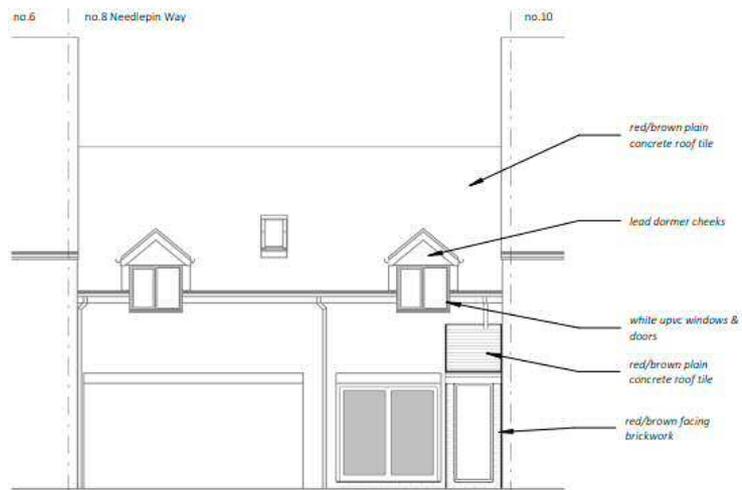
Street elevation (unchanged)



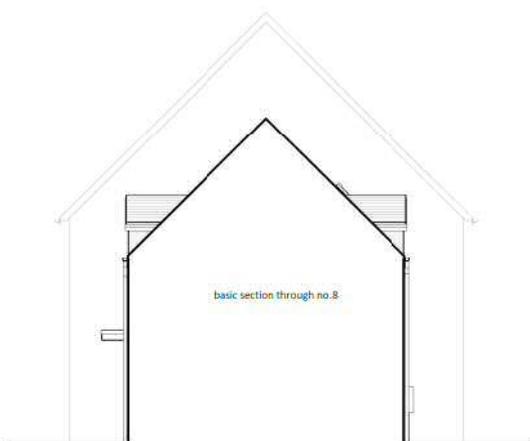
Original layout showing allocated parking for Plot 202 (11/01531/ADP Planning Layout 16496/1057A)



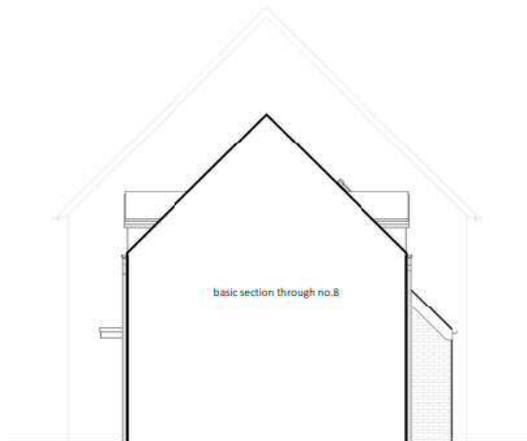
Existing rear elevation (to parking court)



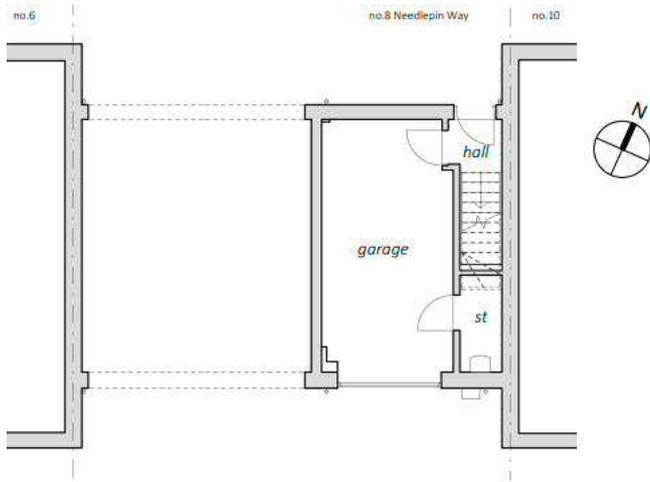
Proposed rear elevation



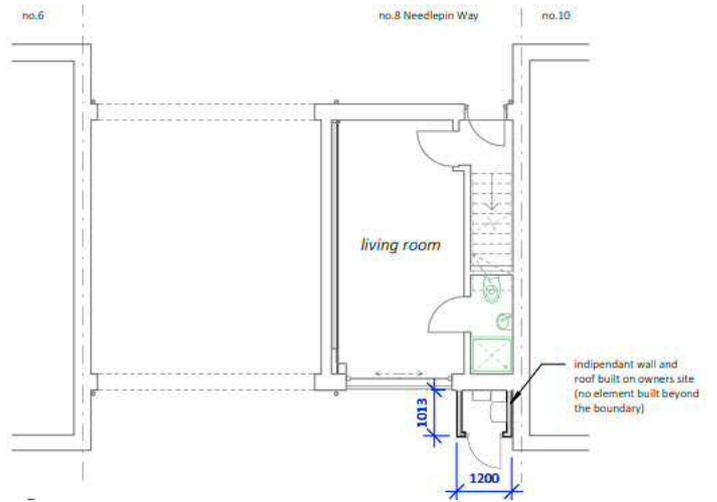
Side elevation (towards archway) Existing



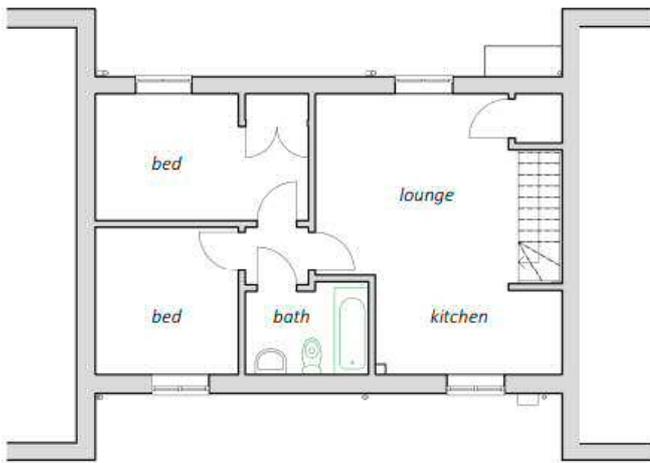
and proposed



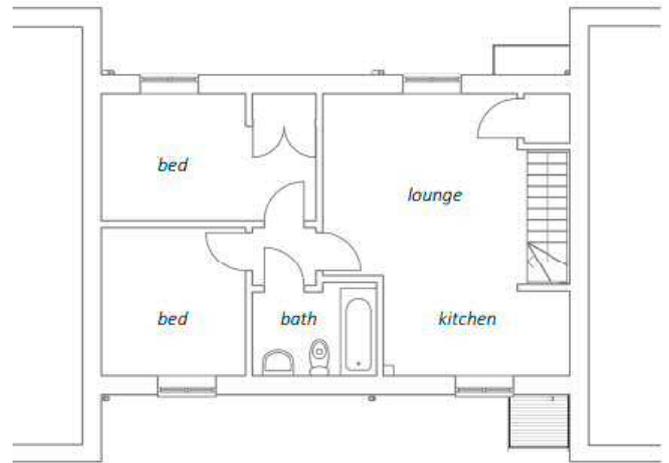
Existing ground floor plan



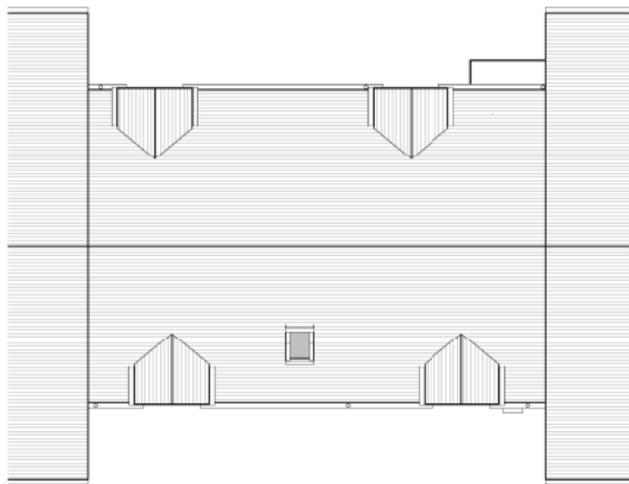
Proposed ground floor plan



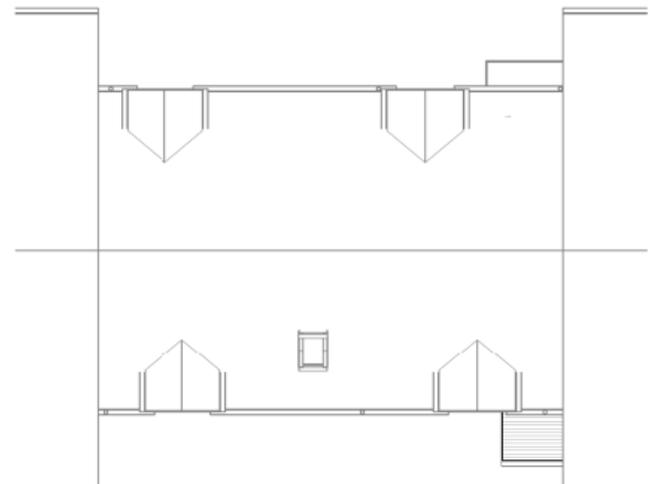
Existing first floor plan



Proposed first floor plan



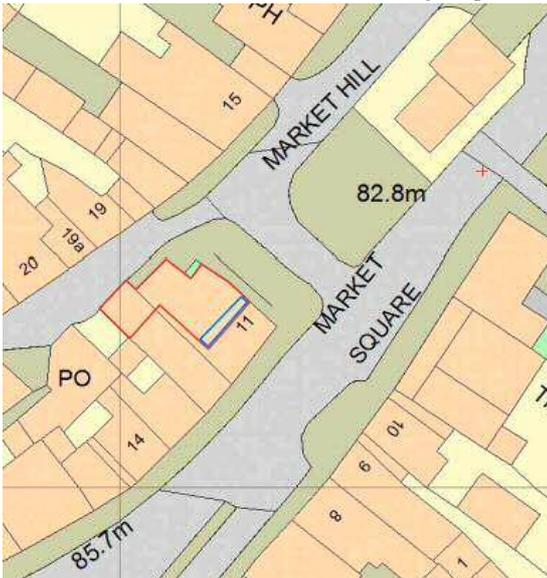
Existing roof plan



Proposed roof plan

6. 21/04409/AAD

First floor 11 Market Square, MK18 1NS  
 Display of 2 fascia signs and 1 hanging sign  
 Hayat [Bank Chambers Dental Practice]



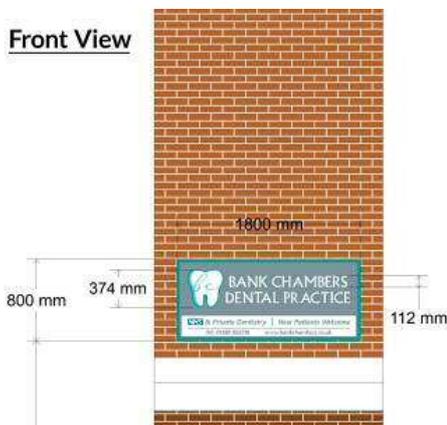
Location plan



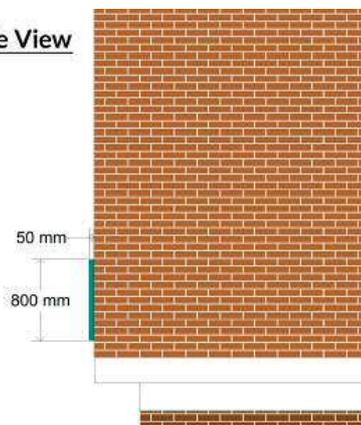
Signage placement diagram



Front View



Side View

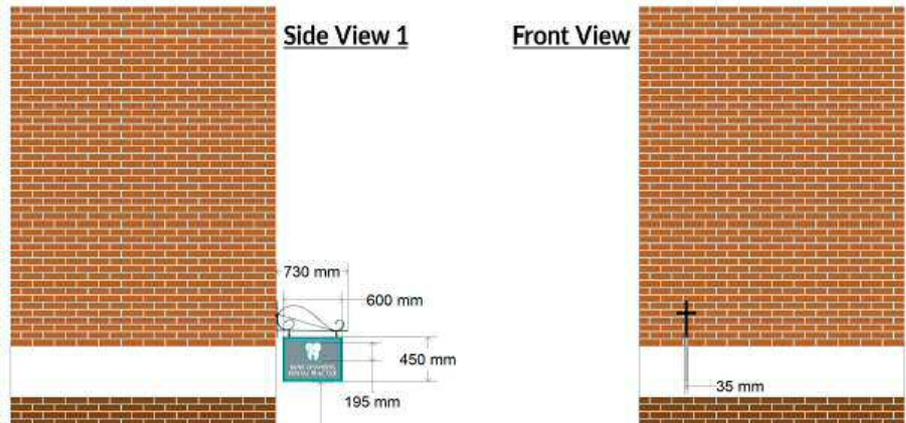


A422, Market Square Elevation

Aluminium composite tray panel with 50mm return edges screw fixed to brickwork via an internal sub frame.

Self adhesive printed vinyl graphics applied to the face of tray panel.

Colours used: White / Grey / Turquoise



Double sided aluminium hanging sign panel with 2 eyelets along top edge.  
Self adhesive printed vinyl graphics applied to both faces. Colours used: White / Grey / Turquoise.

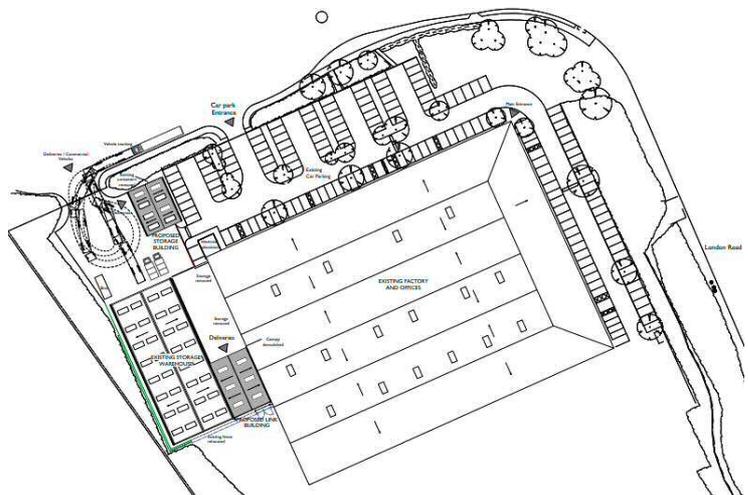
Powder coated (black) steel hanging bracket resin fixed to brickwork with threaded stud bolts.  
Hanging sign panel attached to hanging bracket with "D" shackles.

**7. 21/04475/APP**

Wipac Group, London Road, MK18 1BH  
Proposed extension to link existing factory and storage facility and proposed storage/warehouse unit to service yard  
*Wipac Group*



Location Plan

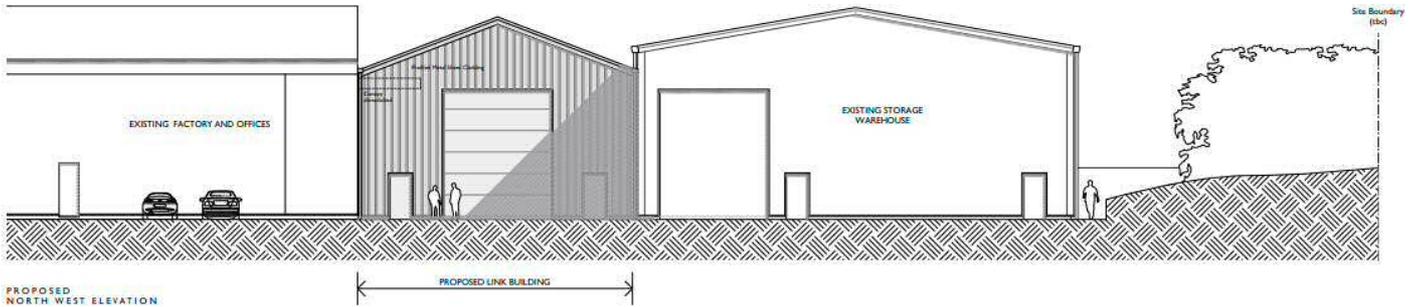


Block Plan (proposed new buildings shaded)

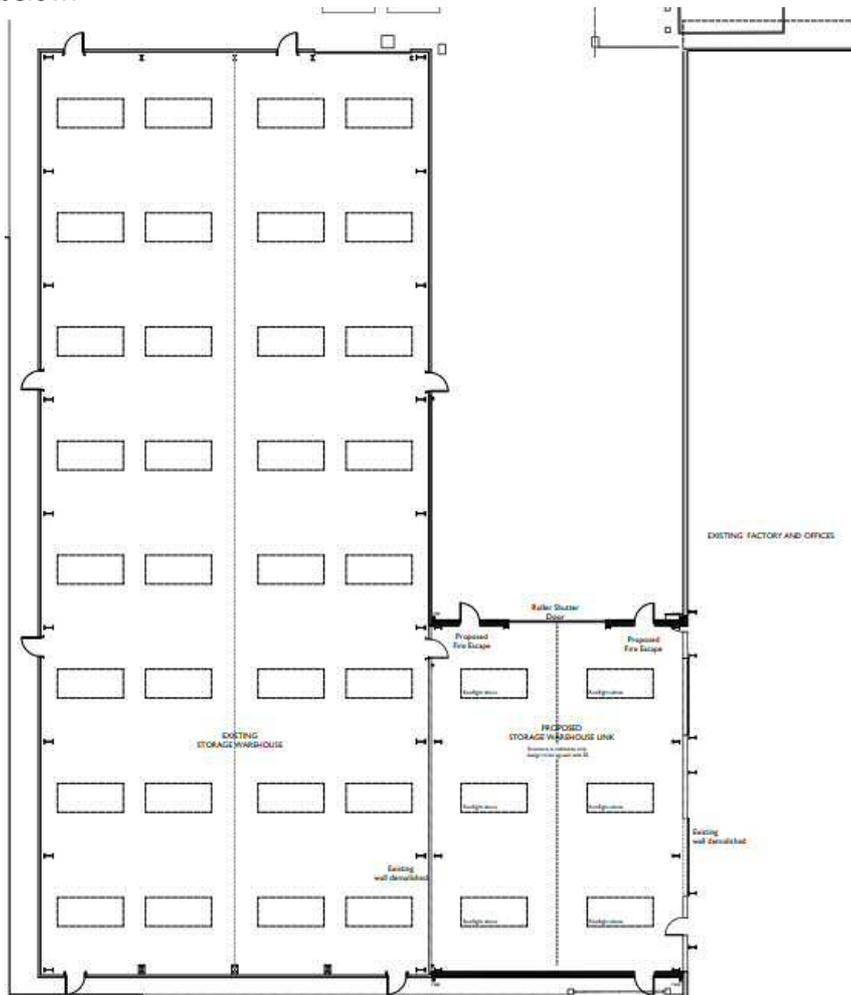
The site is the main Wipac factory area south of Tesco on the London Road. Wipac also lease another site on the Industrial Estate which they are seeking to relinquish and build extra storage on this site, which will be more efficient and reduce movement of products between the two sites, and therefore vehicle emissions. One building will link the main building to the existing storage warehouse, and the new stand-alone building will replace the shipping containers in current use.- both will be for storage, with long internal spans, shallow pitched roofs with rooflights, and profiled metal sheet cladding walls, similar to existing buildings on the site. The link building will be 13m x 18.5m, with lower eaves and ridge height than the buildings each side. The separate storage building will 11.5m x 15m. Roller shutter doors will provide large access, and regular doors for pedestrian access and fire exits. Colours will match existing.

Access will be via the same service road as currently, and an adequate turning area will be retained. The staff and visitor car parks, and surrounding planting screen will be unchanged.

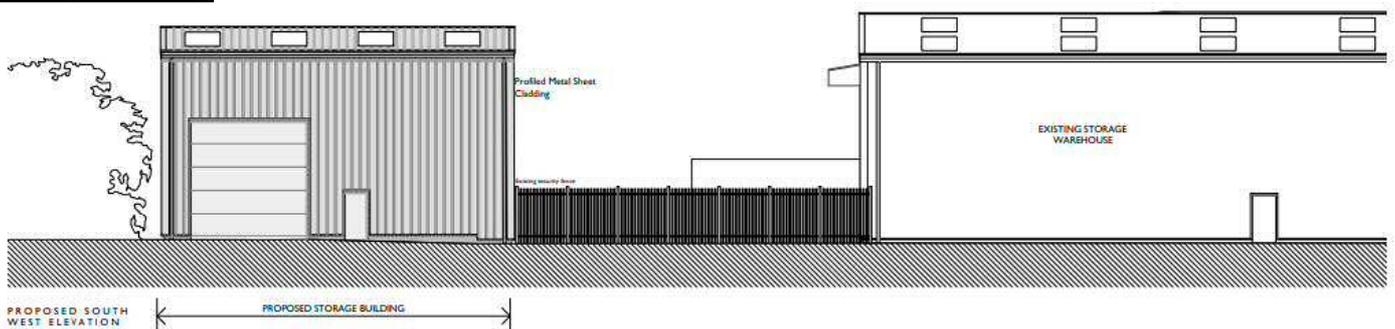
Link Building:



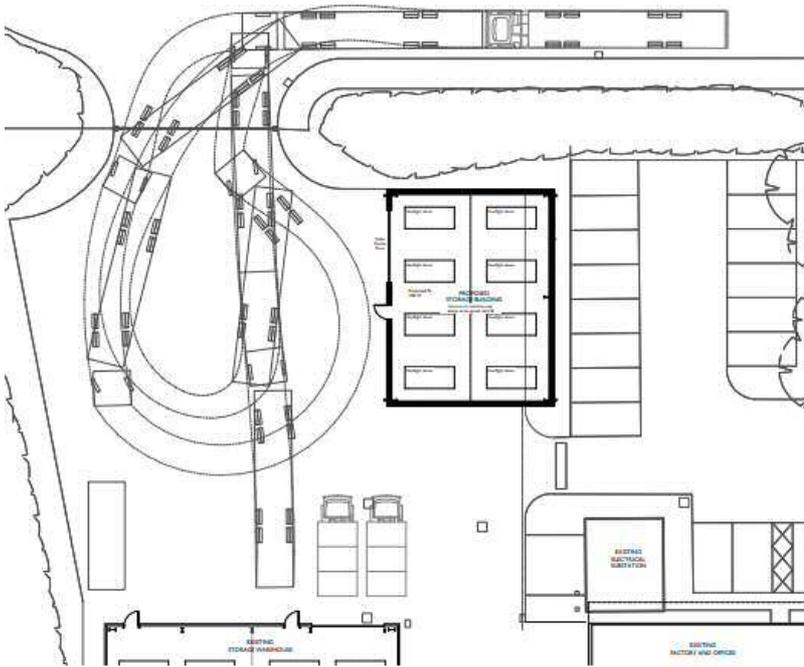
The rear wall is blank except for a single door; the side walls of the existing buildings each side will be demolished as below:



Storage Building:



The other three elevations are blank walls.



Floor Plan and tracking diagram

Planning History (not signage)

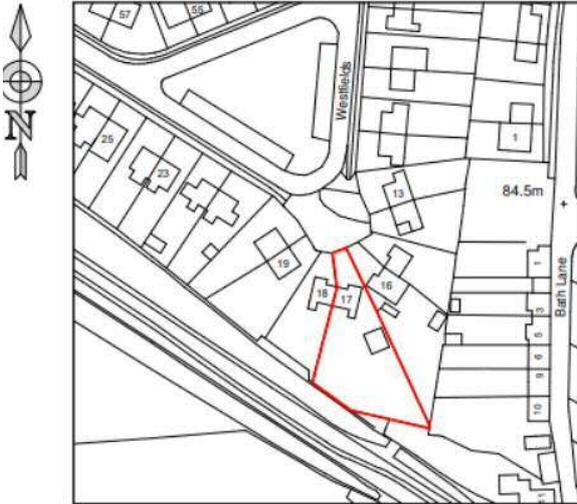
1	79/00067/AV	EXTENSION TO FACTORIES 7 AND 11	Approved
2	90/00895/AOP 90/00896/AOP	RE DEVELOPMENT OF EXISTING INDUSTRIAL BUILDING AND ADJACENT AGRICULTURAL LAND FOR INDUSTRIAL USE CLASS A2/A3 [Tesco]	REFUSE
3	91/02203/ADP	RETAIL FOOD STORE PETROL FILLING STATION SERVICE YARD AND CAR PARKING AN INDUSTRIAL SITE AND REPLACEMENT INDUSTRIAL UNIT FOR WIPAC ASSOCIATED CAR PARKING SERVICE ROAD AND IMPROVED ROAD ACCESS	Approved
4	97/00766/APP	DOUBLE GARAGE TO BE USED FOR INSTALLATION OF ELECTRICAL MODULES	Approved
5	03/01905/APP	Installation of vehicle turntable	Approved
6	16/03194/ COMM	Proposed extension to factory/ warehouse	Commercial - no objection
7	17/02220/APP	Proposed Storage / Warehouse Facility to the rear of the existing building.	Approved
8	17/02323/APP	Two storey extension to existing offices and factory with associated external works to the existing car park.	Approved
9	21/04475/APP	Proposed extension to link existing factory and storage facility and proposed storage/warehouse unit to service yard	Pending Consideration

8. 21/04489/APP

17 Westfields, MK18 1DZ

Householder application for single storey rear extension (amendment to approval 20/04055/APP)

Hawkins



No 17 on left

The site is at the southeast corner of the triangular part of Westfields and has a large garden stretching to the foot of the railway embankment, containing a detached garage; there is also parking to the front and side of the house. It is semi-detached, with a two-storey front projection housing the stairs, and a rear single-storey projection which houses a lobby and utility room. The approved proposal was to build an extension next to this, along the back of the house to just short of the boundary and rather deeper than the existing utility room with a single-slope roof of a different angle to the existing, with two skylights; the new proposal is to remove the utility room altogether to allow the rear extension to extend to match the existing side wall, and 3m deep with a single pitch roof with two skylights, as before. Bifold doors will replace the French window and casement window, and the terrace will be redesigned. Materials: brick to match existing, slate roof to match garage (house is tiled). Members had No Objections to the previous application (21/12/20)

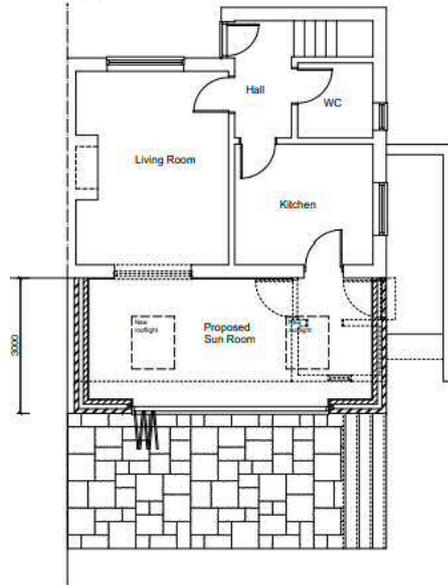
1	09/02187/APP	Erection of detached garage	Approved
2	20/04055/APP	Single storey rear extension	Approved
3	21/04489/APP	Householder application for single storey rear extension (amendment to approval 20/04055/APP)	Pending Consideration

Existing



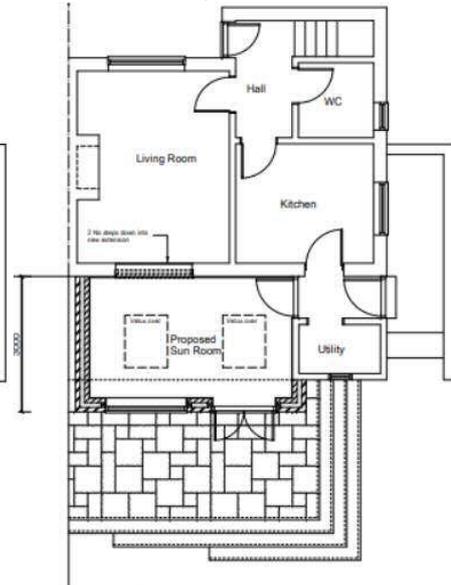
Ground Floor Plan

Approved

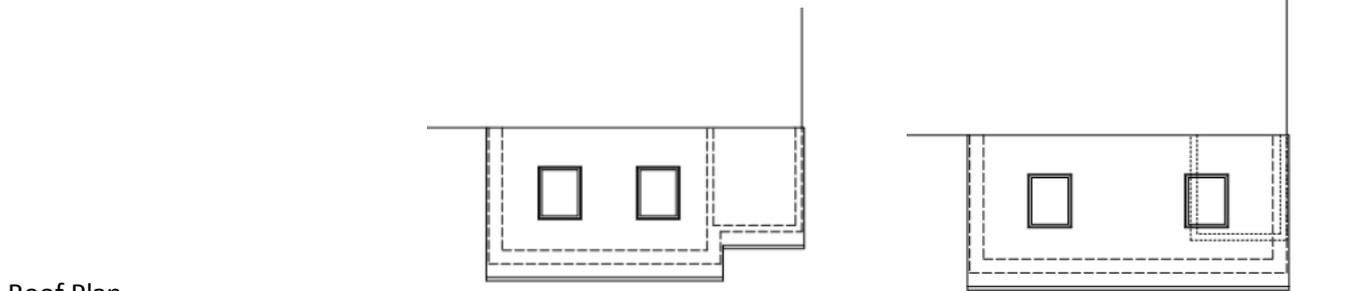


Ground Floor Plan

New Proposal



Ground Floor Plan



Roof Plan

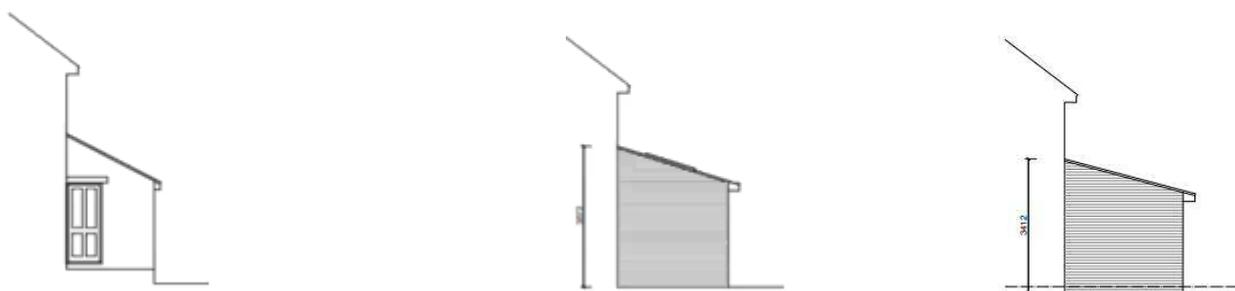


Rear elevation



Side elevation to №16

Outline of removed utility room shown



Side elevation to №18

**Amended Plans**

*The following two applications can be reviewed together:*

15 Market Square, MK18 1NW

**9. 21/03699/AAD** Display of fascia sign fronting Market Square with exterior lighting (retrospective)

**10. 21/03701/ALB** Listed Building application for display of fascia sign fronting Market Square with exterior lighting (retrospective)

Godagama

*[formerly described as “Display of fascia sign fronting Market Square (retrospective)”]*

Members' response on 11<sup>th</sup> October was **NO OBJECTIONS (but see comment):**

Members noted that a strip light had been installed during the renovations so that the description should have read 'with exterior lighting' not 'non-illuminated' (see attached illustrations).

Members will note that the two application descriptions have been amended per their comment, and so has the drawing. The Heritage Officer has said that the lighting is acceptable and has no objections.



SIGNWRITER TEMPLATE.



AS BUILT .

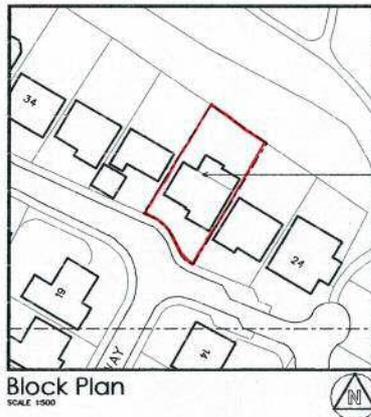
**Not for consultation**

**11. 21/04504/ACL**

28 Moorhen Way, MK18 1GN

Application for a Lawful Development Certificate for the proposed single storey rear extension

Ozkan



The site is a five-bedroomed detached house with integral double garage on the furthest part of Moorhen Way, backing onto the Heartlands green space.

The proposal is to extend the ground floor dining room and kitchen by respectively 3.6m and 3m into the rear garden with bifold doors on each part. The dining room would lose its distinctive semicircular bay (Nos 26 – 34 still have these; No24 replaced theirs with a full-width extension in 2017 (17/03325/ACL) but they are barely visible to the general public anyway. The dining room extension will have a large side window facing No30 and a gable roof, the kitchen extension a blank wall towards No26 and a single-pitch roof with three skylights. No materials are specified.

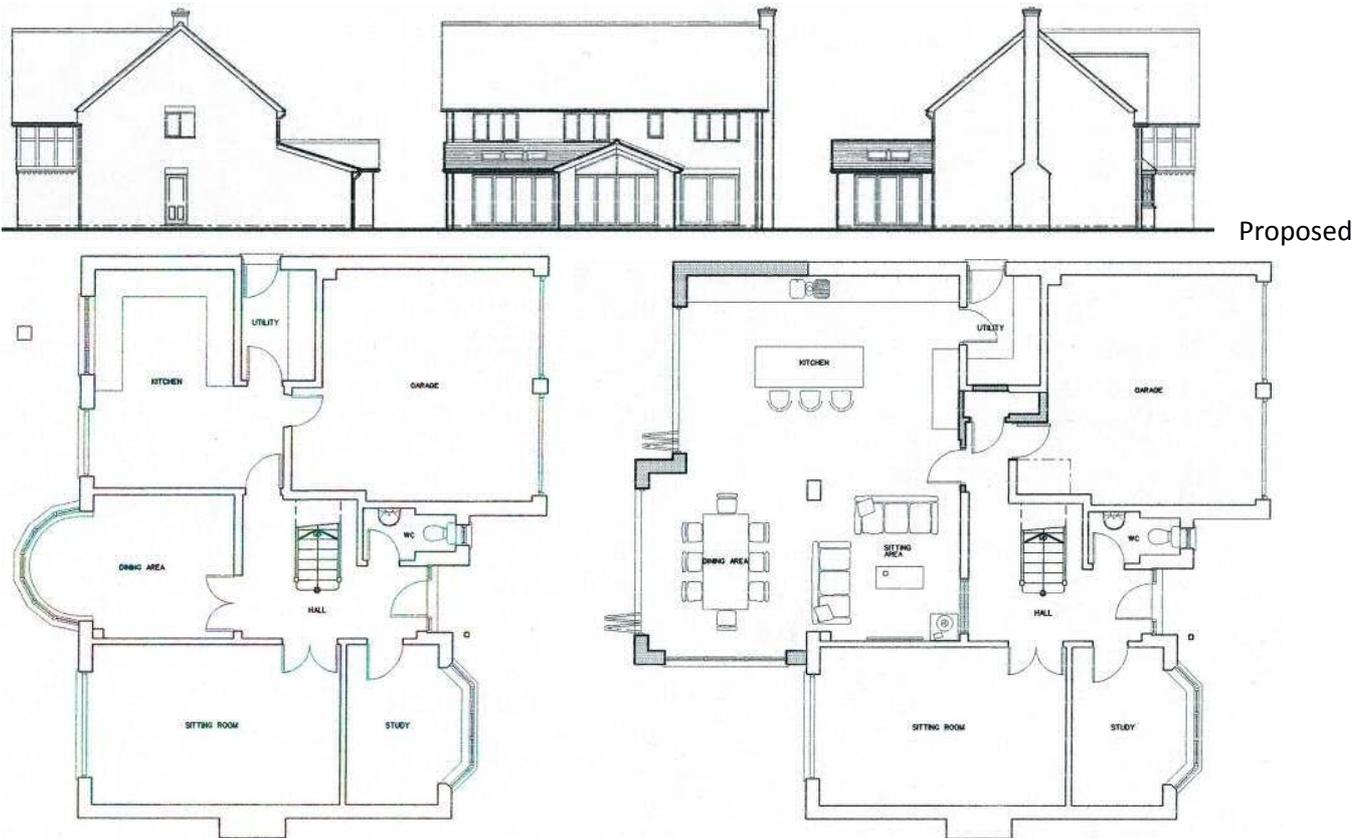


South East Elevation

North East Elevation

North West Elevation

Existing



**Tree applications (circulated separately and responses collated and sent)**

**12. 21/04198/ATC** Land At Southern End Of Verney Close  
*[actually adjacent to the site of the block of flats behind the old NatWest Bank]*  
 T1 - Reduce Yew tree away from the entrance to the site by 3m.  
 Morrison



(Photo taken 5/11/21)

**13. 21/04228/ATC** 6 Bourton Road MK18 1BE  
 Thomas

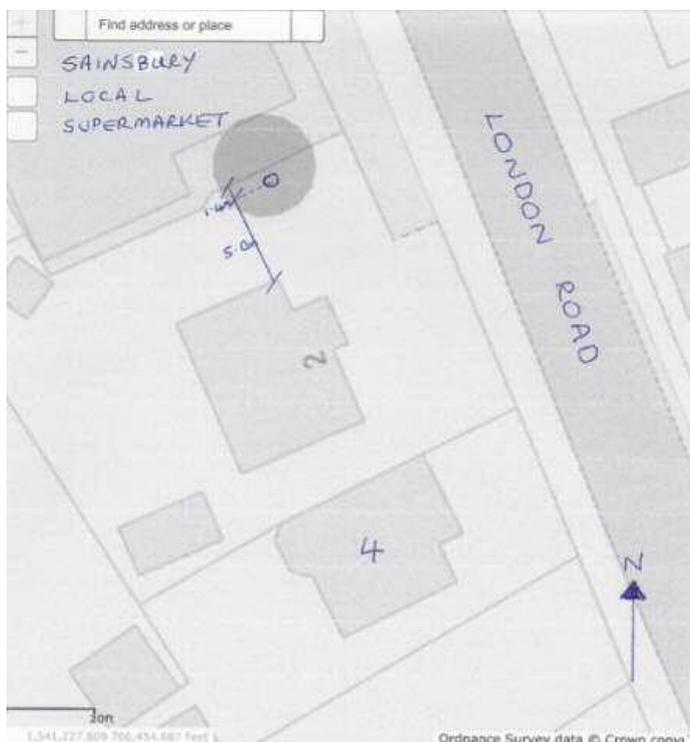
There are 2 large ash trees in my garden at 6 Bourton Road which is in a conservation area. I am writing to give notice of crown reduction for both trees following the advice of an arborist and in response to complaints from adjoining properties on McKenzie Close. Back to previous points. 2-3 meters. The branches are overhanging the neighbouring car-park and also the single storey extension on our own property due to recent growth over the last few years. The work will be carried out by a qualified arborist Mr Robert Barnard.



Members may wish to consider this application together with Application 16

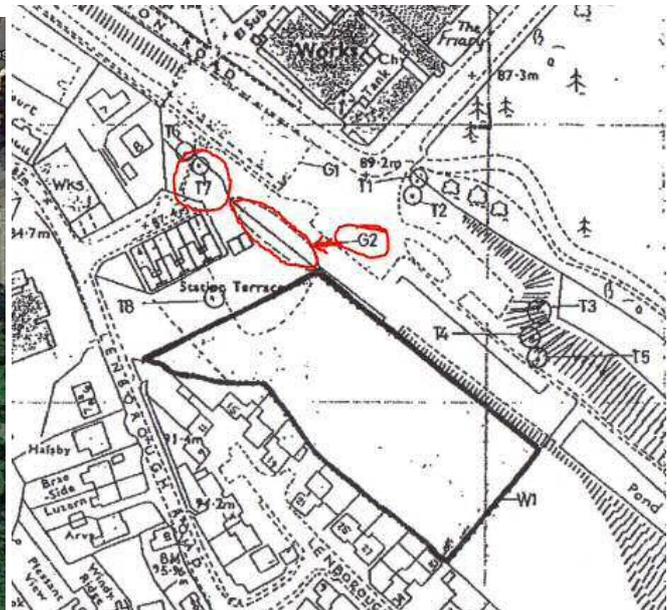
**14. 21/04300/ATP** 2 London Road, MK18 1AS  
Gibbard

The tree with the TPO is a White Fir (T1). We have several other trees in our garden which is 2m below the path bordering London Road so do not feel that replacing the White Fir is appropriate or necessary. If the tree was allowed to die completely we are concerned that any branches falling from the tree could cause a potential hazard to pedestrians and cars in London Road and also to the generator at the rear of the Sainsbury supermarket. We are also aware that more insurance companies are refusing to insure properties with large trees close to the property. If planning position is granted we intend to appoint Robert Knott of Horizon Treecare who is one of your nominated contractors to fell the tree. He has looked at the tree and confirmed that it is 'In decline' and should be felled before it dies completely.



**15. 21/04321/ATP** 2 The Siding [off Station Terrace, Lenborough Road] MK18 1WR  
Brinklow

Yew (G2) - trim group of Yew's in particular the overhanging branches which cover the driveway of number 6 The Siding. The health and shape of the tree's in general would benefit from being trimmed following the works done to the tree's by a property developer prior to the properties being completed and residents moving in. Sycamore (T7) - trim overhanging branches which are beginning to impede the car parking spaces at the end of Station Terrace.



Tree locations (Google)

From TPO 1993/30

**16. 21/04413/ATP** 2 London Road, MK18 1AS

Overhanging tree at the rear of store that could cause a fire risk. Cut back Pine Tree by 2m to allow clearance.

Sainsburys,



This photo and the satellite one below were submitted by the applicant. The applicant has indicated on the application form that they are the owner of the tree, though their photo shows the trunk to be behind the dividing fence.



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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	<b>Call-ins Accepted</b>					<b>Shire Councillors</b>						<b>Notes</b>				
2	<b>Year</b>	<b>AppIn</b>	<b>Type</b>	<b>site</b>	<b>Proposal</b>	<b>CC</b>	<b>SC</b>	<b>TM</b>	<b>HM</b>	<b>RS</b>	<b>WW</b>	<b>date of BTC agenda</b>	<b>Later contact if any</b>	<b>Response</b>	<b>Committee Date</b>	<b>Decision</b>
3	2019	00148	AOP	Land at Osier Way	up to 420 houses	-	-	-	-	√	-	4/2/19	amended Plans	-> 28/6/21 Interim; no change		
4	2019	00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	√	-	15/4/19 & 18/1/21	amended plans	Reduction to 12 houses - no change; RS call-in		
5	2020	00510	APP	Moreton Road III	130 houses	-	-	-	-	√	-	24/2/20				
6	2020	03840	APP	5 The Villas	extension	-	-	-	-	-	√	30/11/20				
7	2020	03950	APP	Land by Old Police Station	9 new houses	-	-	-	-	√	-	30/11/20				
8	2021	00479	APP	Oddfellows Hall	variation - rooflights	-	-	-	-	-	√	22/2/21				
9	2021	02511	APP	land at The Pightle	8 flats	-	-	-	-	√	-	14/9/20	amended plans x 2	oppose; RS call-in after amended plans (rejected)	appeal lodged 28/9/21	
10	2021	00583	APP	19 Bridge Street	Ch/use drycleaners & takeaway	-	-	-	-	√	-	22/3/21				
11	2020	04324	ALB	Bourton Mill Leisure Club	External fitness area, floodlights and CCTV	-	-	-	-	√	-	19/4/21				
12																
13	<b>Call-ins submitted since Constitution changed July 2021</b>											<b>Notes</b>				
14	<b>Year</b>	<b>AppIn</b>	<b>Type</b>	<b>site</b>	<b>Proposal</b>	<b>meeting</b>	<b>date called-in</b>	<b>acknowled</b>	<b>Accepted?</b>	<b>Later contact if any</b>	<b>Response</b>	<b>Committee Date</b>	<b>Decision</b>			
15	2021			all those submitted have been decided without recourse to Committee												
16																
17																
18													<a href="#">Back to AGENDA</a>			



**Ref: Enforcement Case number 21/00572/CONB**

**From:** Gareth Williams (Cllr)

**Sent:** Saturday, October 30, 2021 11:34:13 PM

**To:** Robin Stuchbury (Cllr)

**Subject:** Re: [EXTERNAL] NON-MATERIAL AMENDMENT TO  
11/01961/ADP/LAND SOUTH OF A421 & EAST OF A413 LONDON ROAD  
BUCKINGHAM

*Dear Robin,*

*I have this back from the service :*

*Thank you for your email regarding the re-grading works to the banks at the Lace Hill development (Barratt Homes) in Buckingham.*

*As you are aware, an application is currently before the Council, which seeks permission to re-grade the failing/slipping banks of the ditch which runs along the north of the development site. This ditch was necessary for effective drainage of the site and due to the steepness of the banks is at risk of further slippage and failure due to blockages. The application seeks permission to re-grade the banks of this ditch, in order to alleviate the pressure on the soil banks and avoid slippage.*

*An enforcement officer visited the site last week and saw the works in progress. He is satisfied that the works accord with the plans included in the submissions. This submission has not yet been determined, so the works are currently taking place without permission, however, it is not considered expedient to take any action at this stage as the works are being carried out for a clear and justifiable reason, in order to avoid damage to the ditch banks and/or blockages as we enter the winter period.*

*If the works being carried out were significantly different to the drawings submitted to the Council as part of the non-material amendment, then our assessment may be different, but at this, unfinished stage of the ditch re-grading project, we are satisfied that the works are necessary and in-line with what has been submitted to the Council.*

*We will continue to monitor the re-grading works as much as possible.*

*I hope this is helpful.*

Gareth Williams  
Deputy Leader  
Cabinet Member for Planning and Regeneration  
Councillor for Chess Valley ward  
Buckinghamshire Council

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**Applications to fell trees 2020 & 2021**  
**Protected trees (ATP)**

Year	Appl. No.	Address	Trees affected	Reason	Decision
<b>2020</b>	00834	2 Bostock Court	Weeping Willow	Dead (DD five day notice)	Approved
	01942	Land adj. 11 Cromwell Court	3 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved
	02356	Maids Moreton Avenue, adj. 3 Carisbrooke Ct	Chestnut	Reported as reason for subsidence	Approved
	03021	1 Bostock Court	4 x Lawson Cypress	Causing excessive shading and have low amenity value	Approved
	03373	Open space, Watchcroft Drive	Sycamore	Dying and diseased, large limbs already dead, possible suffering from Sooty Bark disease. Bordering School so high risk.	Approved
	03375	Maids Moreton Avenue, rear of Stratford Lodge	Not specified	Remove dead trees and regrowth from previous felling.	Approved
<b>2021</b>	01706	Land adj. 11 Cromwell Court	1 x Norway Maple	Omitted from 20/01942/ATP; implication in subsidence issue	Approved
	03259	Buckingham Primary School ( <i>mainly Maids Moreton Avenue</i> )	1 x English oak 1 x Common Hawthorn	Bad form, limited potential. Falling distance of playground and sheds. Almost completely ivy with limited live growth visible. Leans over public footpath	Approved
	04300	2 London Road	1 x White Fir	Fell; in decline, potential hazard of falling branches (also 21/04413/ATP to trim back)	Pending Consideration

**Conservation Area trees (ATC)**

Year	Appl. No.	Address	Trees affected	Reason	Decision
<b>2020</b>	03689	Hunter St car park	2 x Willow	Suffering from fungus and decay	Approved
	03994	Land adj Tingewick Rd, behind 22 Nelson St.	1 x Scots pine Pt conifer hedgerow	To allow formation of new access per approved application 19/00391/APP	Pending consideration
<b>2021</b>	00477	Sandon House, Moreton Road	Plum, Laburnum and Cherry	Plum – stem decay; Laburnum & Cherry dying. No replanting planned at present	Approved
	00492	1 Bone Hill	Elder	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved

**Appendix F**

00730	Land rear of 2 Market Hill	2 x Wild Cherry; Sycamore; Ash	Fell to allow development (development approved 16/6/21)	Pending consideration
01523	11 Chandos Road	1 x Spruce	Roots damaging lawn	Approved
02421	Adj. 1 Bone Hill	Ash	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
02904	5 Moreton Road	1 x conifer	None given	Approved
03115	7 Chandos Road	1 x larch	None given	Approved
03123	Island behind 1 School Lane	1 x ash	Leaning over river, roots exposed by floodwaters; threat of collapse into houses	
03652	1 Church Street	5 x conifers	None given	Approved

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