



# BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,  
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Town Clerk: Mr. P. Hodson

Wednesday, 20 November 2019

PLANNING  
COMMITTEE

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 25<sup>th</sup> November 2019 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.

Mr. P. Hodson  
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 3.f, which will last for a maximum of 15 minutes, and time for examination of the plans by Members.

## 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 28<sup>th</sup> October 2019 put before the Full Council meeting held on 18<sup>th</sup> November 2019.  
**Copy previously circulated**
- 4. Invited Guests – AVDC Enforcement Department**  
(325/19) To receive Mr. Philip Dales and Ms. Clare Merritt and discuss enforcement issues.
- 5. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**  
To discuss and agree to delegate responsibility to the Town Clerk, in consultation with the Chairman of Planning and the Mayor, to formulate additional responses to the VALP consultation in collaboration with neighbouring parishes.

Buckingham



Twinned with Mouvaux, France



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 send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

## 6. Action Reports

To receive action reports as per the attached list.

Appendix A

## 7. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are **Friday** 29<sup>th</sup> November and Thursday 19<sup>th</sup> December 2019, with SDMC meetings on Wednesday 27<sup>th</sup> November and 18<sup>th</sup> December 2019.

To consider planning applications received from AVDC and other applications

1. [19/03591/APP](#) 39 Deerfield Close, MK18 7ET  
Erection of garage  
*Munt*
2. [19/03802/APP](#) 12 Mary Macmanus Drive, MK18 1UN  
Change front garden to parking area with reprofiled path and dropped kerb  
*Morey*

*See also agenda item 12*

3. [19/03849/APP](#) Esso Petrol Filling Station, Buckingham bypass, MK18 1RY  
Single storey side and rear extension (part retrospective)  
*Ternent [EG Group]*
4. [19/03850/APP](#) 4 Glynswood Road, MK18 1JF  
Single storey rear extension and balcony  
*Jaycock*
5. [19/03907/APP](#) 1 Wittmills Oak, MK18 7BH  
Proposed single storey front extension  
*Fealey*
6. [19/03942/APP](#) 29 Hilltop Avenue, MK18 1YQ  
Part single storey front and single storey rear extensions, rendering and associated internal and external works  
*Wilks*
7. [19/03973/APP](#) 23 Hilltop Avenue, MK18 1YG  
Two storey side extension, single storey rear extension, external decking area and associated internal alterations  
*Ludlow & Wade*
8. [19/03981/APP](#) Ring Road Garage, Gawcott Road, MK18 1DR  
Variation of condition 2 on application 18/03101/APP – to allow minor amendments to the design of the bungalow. Drawings number 213-1B and 213-3F to be substituted for the approved drawings number 213-1 and 213-3C  
*Chalmers*

*Condition 2 states: "The development hereby permitted shall only be carried out in accordance with drawing numbers 213-1;213-2 Rev A;213-3C; 213-4."*

*Changes: Driveway switched to north side on proposed bungalow and orientation of new garage turned to match; survey levels added to site plan; house footprint slightly enlarged; internal layout changed*

*Members had No Objections to 18/03101/APP, approved on 21<sup>st</sup> February 2019*

9. [19/04027/APP](#) 56 Hare Close, MK18 7EW  
Single storey rear extension and garden alterations  
*Underwood*
10. [19/04046/APP](#) 11 Brackley Road, MK18 1JD  
Change of use of ancillary garden building to office for book keeping  
business (retrospective)  
*Austin*

*The following two applications may be considered together:*

11. [19/04047/AAD](#) [Punch Pub Company Ltd.] White Hart Hotel, 2 Market Square, MK18 1NL
12. [19/04049/ALB](#) Installation of replacement illuminated and non-illuminated signs and repainting of the exterior  
*Dickinson [Greene King Pub Co.]*

*Another instance of AVDC indexing owner not postal address; checks have been made and Punch no longer own the White Hart, Greene King do.*

13. [19/04075/APP](#) Bourton Meadow School, Burleigh Piece, MK18 7HX  
Proposed replacement of temporary classroom  
*Berry [Bourton Meadow School]*

#### **AMENDED/ADDITIONAL PLANS**

14. [19/02900/APP](#) 18 March Edge, MK18 7BP  
First floor part two storey side extension  
*Whitbread*

*Amendments:*

- a) *The extension roof ridge has been dropped and the part of the extension in front of and over the existing single storey side rooms has been taken back behind the original building line (rather less than half a metre in each case) making it subsidiary per AVDC guidelines;*
- b) *Applicant's deeds to prove ownership of two parking places;*
- c) *Arboriculturalist's report on the willow and other nearby trees (requested by AVDC Tree Officer)*
- d) *Flood Risk Assessment*

*Members' response (9/9/19) was OPPOSE & ATTEND: "Members noted that the proposed extension added a fourth bedroom with no evidence of adequate parking for 3 vehicles, and that parking on the green where children played was already a problem; that the extension was not clearly subservient to the existing dwelling; and that there was a large tree adjacent to the extension which could lead to problems in years to come."*

15. [19/03056/COUAFN](#) 1 Candleford Court, MK18 1GA  
Determination as to whether prior approval is required in respect of transport & highway impact, contamination risk, flooding and locational considerations for the conversion of the ground floor from Retail (Class A1) to one dwelling (Class 3) including external alterations  
*Watts [Guinness Partnership]*

*Change: Original application was 19/03056/ACL, deemed invalid 17/9/19. Members' response (9/9/19) was "Members noted the lack of comment by the Economic Development Officer on the loss of a town centre employment opportunity, and a majority of the Committee voted to retain the retail use, pointing out that the space at the other end of the Bridge Street frontage had recently been let after being vacant since completion of the building.*

*Concern was also expressed at the internal layout of the flat; they would prefer the kitchen and living room on the street frontage and bedroom and bathroom at the rear for privacy." But as it was a not-for-consultation ACL no comment was registered.*

16. [19/03421/APP](#) 18 Edging Lane, MK18 7SD  
Rear dormer and rear rooflight and 3No rooflights to front  
*[changed from Rear dormer and 3No rooflights to front]*  
*Rush*  
*Amendments: Rear dormer reduced in width to 3m, and skylight substituted for lost window to stairs; tiles on dormer side walls dark grey not white UPVC*  
*Members response (7/10/19) was OPPOSE & ATTEND: "Members felt that the box dormer was over-large and ugly and out of keeping with the gabled dormers prevalent in the estate; it was detrimental to the street scene, as it would be clearly visible from the spine road".*

**Not for consultation:**

17. 19/03832/ATP 1 Page Hill Avenue MK18 1TP (In Maids Moreton Avenue to side of no. 1 Page Hill Avenue).  
Request to remove basal growth and crown lift 2 Tilia's no. 61492 and 61496 2m above fence height. Clear fell Hawthorn Photo d (above 75mm girth). Tilia 123773, Photo b, clear felled several years ago but starting to regrow, remove growth and poison stump. Also as marked on map A-B remove all scrub 1.5m away from fence for maintenance, mainly self set hawthorn.  
*Pasmore [AVDC]*
18. 19/03877/ATC Avenue House, Stowe Avenue, MK18 1HT  
40% reduction to two Acer campestre. The reason for the reduction is to contain the shape so that it is in keeping with the size of the garden and the trees don't start to dominate the space. Percentage amount is due to the response and regrowth of the species.  
*Veglio*
19. 19/03975/ATC Coopers Wharf, Ford Street, MK18 1UP  
T1 - Remove small Alder as growing through a hedge.  
T2 - Pollard Willow to main union.  
T3 - Reduce Sycamore by 2-3m.  
T4 -Pollard Willow to main union.  
T5 - Reduce Ash tree by 2-3m.  
T6 - Reduce Ash tree by 2-3m.  
T7 - Reduce Elder by 2-3m.  
T8 - Reduce Ash tree by 2-3m  
All trees are small and being maintained so as to not interfere with the waterway.  
*Parmenter*
20. 19/04034/ATP 4 Pine Close, Maids Moreton MK18 1HQ  
T1 Horse Chestnut Height - 12m Crown Spread - 8m Work required :  
Partial 2m reduction to north facing crown facing house Reason :  
Allow 3.5m of clear space between the building and the tree. Grey squirrels have been causing issues at the property and are able to jump the short distance from tree to house. 3.5m will allow enough clearance to stop them jumping and elevating the problems they have caused to the house.  
*Carpenter*

## 8. Planning Decisions

To receive for information details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

		<b>BTC response</b>	<b>Officer recomm<sup>n</sup>.</b>
<b>Approved</b>			
19/02225/APP Royal Latin Sch.	500m x 2.43m high fence and gates	No objections*	
19/02284/APP Bourton Meadow Sch.	Demol, canopy & erect front s/st.extn.	No objections	
19/02544/APP [Summerhouse Hill]	Additional car parking space	No objections	
19/02741/APP 26 Shetland	Loft conversion with rear dormer	Oppose	
19/03161/APP 32 Bradfield Avenue	2-st side & rear extension	No objections**	
19/03195/APP 38 Bourton Road	2-st side/rear & s/st front extensions	No objections	
19/03223/APP 5 Swallow Close	S/st side/rear ext <sup>n</sup> , and garage conv	No objections	
19/03261/APP 8 Cornwall Centre	Ch/use retail to sui generis (dog grooming)	No objections	
19/03342/APP 2 Mallard Drive	First floor front extension	No objections	
19/03378/APP Lauriston, Avenue Rd.	Single storey side extension	No objections	
19/03622/APP 23 Willow Drive	Single storey side extension	No objections	
		*Changed from Oppose & Attend 7/10/19	
		**Changed from Oppose 7/10/19	

## Withdrawn

18/02976/AAD Tesco (McDonalds) Various signage and banner units Oppose & Attend  
*Superseded by amended plans for 18/02972/AAD and 18/04235/AAD reviewed last meeting*

## Planning Inspectorate

Application 18/02932/ALB 30 High Street, MK18 1NU; appeal against refusal of permission to replace two damaged/inoperative rear bedroom windows on a Grade II Listed Building.  
*Inspector has dismissed the appeal on the grounds that the loss of the early 19<sup>th</sup> century windows would erode the special architectural interest of the carpentry, so failing to preserve it.*

Application 18/03597/APP 9 Portfield Way, MK18 1BB

An appeal has been lodged against refusal of this application.

Members' original response (29<sup>th</sup> October 2018) was Oppose & Attend: *Members felt that the new application did not adequately address the reasons for refusal of the previous application (18/00847/APP) and opposed on the grounds of overdevelopment and detrimental effect on the uniformity of the street scene.*

Amended to No Objections on receipt of satisfactory amended plans on 13<sup>th</sup> May 2019.

This is a 'Fast Track' appeal, and therefore there is no opportunity for further comment, but Members may withdraw their comment if they wish, before 16<sup>th</sup> December 2019. In any case, there are no documents on the website at date of publication of the agenda.

## 9. Development Management Committee

9.1 Strategic Development Management (16<sup>th</sup> October) *Cancelled*  
(27<sup>th</sup> November)

*Agenda not posted at date of publication*

9.2 Development Management (17<sup>th</sup> October) *Cancelled*  
(29<sup>th</sup> November) *Cllr Harvey to report verbally*  
(19/01147/APP Coach House, Wharf Yard)

## 10. Enforcement

10.1 To receive a report from the attendees on the BMKALC course held in Milton Keynes on 19<sup>th</sup> November 2019.

10.2 To report any new breaches

- 11. (464/19) Rights of Way consultation (postponed from 28/10/19)**  
To discuss responses to the consultation questions (attached). The consultation document can be accessed via [www.buckscc.gov.uk/rowip](http://www.buckscc.gov.uk/rowip) **Appendix B**
- 12. Mary MacManus Drive – Parking restriction consultation**  
To discuss and agree any response to this consultation; Full details and plans at [www.buckscc.gov.uk/services/council-and-democracy/have-your-say](http://www.buckscc.gov.uk/services/council-and-democracy/have-your-say) **Appendix C**
- 13. AVDC Design Awards**  
To receive information on the projects on the short list; Members are asked to make individual responses if they wish; this Committee proposed the Vinson Centre. **Appendix D**
- 14. Answers to written questions**  
To receive and discuss answers to Cllr. Stuchbury's written questions **Appendix E**
- 15. Matters to report**  
Members to report any damaged, superfluous and redundant signage in the town, access issues or any other urgent matter.
- 16. Chairman's items for information**
- 17. Date of the next meeting:**  
Monday 16<sup>th</sup> December 2019 following the Interim Council meeting

To Planning Committee:

Cllr. M. Cole	(Town Mayor)	Cllr. A. Ralph	
Cllr. J. Harvey		Cllr. R. Stuchbury	
Cllr. P. Hirons	(Vice Chair)	Cllr. M. Try	
Cllr. D. Isham			
Cllr. A. Mahi		Mrs. C. Cumming	(co-opted member)
Cllr. Mrs. L. O'Donoghue (Chair)			

<b>Min. 458/19</b>	<b>1/11/19: 10 via Parish Channel 1 via Parish Support</b>	<b>Min. 459/19</b>	<b>News release Vision &amp; Design Statement</b>	<b>Date of appearance</b>
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<b>Subject</b>	<b>Minute</b>	<b>Form</b>	<b>Rating √ = done</b>	<b>Response received</b>
<b>AVDC</b>				
Record Keeping	46.2/19	Letter to acting Chief Exec. as minuted	√	
Silverstone Hotel	136/19 222.3/19	Letter to acting Chief Exec. Respond as minuted	√ √	See agenda 5.3, 22/7/19
Site M	267/19  395.6	Write re removal from VALP Letter also to MP <b>Town Plan Officer:</b> Letter to Planning Inspector	√ √	Agenda 5.2 & 5.3, 7/10/19 Responses from C. Paternoster & J. Bercow
Enforcement Bulletins	273.1/19	Write to Monitoring Officer to clarify effect GPDR	√	
CIL/s106	326/19	<b>Town Clerk</b> to write to AVDC & BCC as minuted		
Cllr. MacPherson comments	399/19	<b>Town Clerk/Mayor</b> Recommendation to Full Council	√	<b>To 28<sup>th</sup> October Interim meeting</b>
<b>BCC:</b>				
CCTV	917.1/18	Letter to be written to Mark Shaw regarding continuing lack of CCTV installation on Tesco roundabout	√	
Section 106	139/19	Suggest Lace Hill Police contribution be used for CCTV	√	
Tingewick Road roundabout	139/19 405.2	Road markings, esp. right-hand turn arrow And again, with photos	√ √	
Field House Nursery	270/19 19/02777/ APP	Copy comments about warning lights/crossing to BCC	√	
Car @	314.2.3	Parked on verge, used as	√	Reported to TfB; who have declined to take action, suggesting it be

## ACTION LIST

## APPENDIX A

Bletchley Road roundabout		advertisement		reported to AVDC.
CIL/s106	326/19	<b>Town Clerk</b> to write to AVDC & BCC as minuted		(NB: as above under AVDC)
Rights of Way consultation	464/19	Add to next agenda	√	<b>See agenda 11</b>
<b>Enforcement reports and queries</b>				
Reasons for case closure	743.1	<b>Cllr. Stuchbury</b> to investigate further	√	Reminder sent as requested 4/7/19
Enforcement officers	325/19	Invite to meeting	√	Confirmed attendance 25 <sup>th</sup> November meeting <b>See agenda 4</b>
Enforcement reports	401.1/19	Letter as minuted	√	
Esso station	401.2/19	Report building work (Greggs)	√	Case file opened: 19/00560/CON3 <b>See application 19/03849/APP</b>
Oddfellows Hall	461.2	Report red planning notice (31/10/19)	√	
<b>Other:</b>				
Pightle Cres.	320/19	Write to VAHT with Members' comments	√	
March Edge parking	322.1/19	Ask <b>Environment Committee</b> to consider bollards to protect green	√	In hand (Min.447/19) Members agreed not to pursue the matter as BTC did not own the land
5G consultation	402/19	Prepare background info. report	√	Agenda 11
	463/19	Agreed responses to be filed	√	
Training event	403/19	<b>Town Clerk</b> to open up invitation to rest of Council and Buckingham Society to fill remaining places	√	<b>Report – agenda 10.1</b> <b>Note that the date and venue were changed to 19<sup>th</sup> November and Milton Keynes.</b>
Cycleway complaint	404/19	Respond as minuted	√	
Cars parked permanently on Burleigh Piece	405.1/19	<b>Cllrs. O'Donoghue/Mahi/Hirons</b> to report registration, make and whereabouts of vehicles		



## Buckinghamshire Rights of Way Improvement Plan Consultation

### Introduction

This consultation is a final opportunity to provide your views about our draft Rights of Way Improvement Plan (ROWIP). The plan sets out our priorities for improving the county's public rights of way over the next 10 years. A high quality, well maintained public rights of way network gives people opportunities to enjoy the local environment, lead healthy lifestyles and travel more sustainably. It contributes to Buckinghamshire being a great place to live, work and visit.

Earlier in 2019 we asked local residents and organisations to let us know their views around what our priorities should be for rights of way. We received around 1500 responses, which indicates just how important rights of way are to local people. We have taken these views into account in producing this draft plan.

This consultation will help us check whether we have come to the right conclusions. All responses will be considered as we produce a final version of the plan early in 2020. The final version will be put to our Cabinet Member for Planning and Environment for approval, before being adopted by the Council.

The draft plan and supporting evidence are available to view at [www.buckscc.gov.uk/rowip](http://www.buckscc.gov.uk/rowip). The consultation is open from 9am on Tuesday 1 October 2019 until 5pm on Tuesday 24 December 2019.

### Downloads

Links available via [www.buckscc.gov.uk/rowip](http://www.buckscc.gov.uk/rowip)

RWOIP main report consultation draft (PDF) 42pp

ROWIP supporting document 1 (PDF) *Public, Parish and Town Council and Landowner Surveys and Stakeholder Responses (85pp)*

ROWIP supporting document 2 (PDF) *Supporting Document 2 Network and Public Needs Analysis (89pp)*

## Buckinghamshire Rights of Way Improvement Plan Consultation

**\*1. Which of the following description applies to you? ]Details to be filled in by office]**

Understanding the Plan

### **2. How easy or difficult is it to understand the Improvement Plan?**

- Very easy
- Easy
- Neither easy nor difficult
- Difficult
- Very difficult

### **3. What could we do to make the Plan easier to understand?**

Content of the Plan

The Plan has been split into the following sections:

- Introduction
- Mapping the network
- Looking after the network
- An evolving network
- Knowing where to go
- Access for everyone
- Effective delivery

**\*4. Do you think we've included the right information in each section?**

	<b>Yes</b>	<b>No</b>	<b>I'm not sure</b>
Introduction			
Mapping the network			
Looking after the network			
An evolving network			
Knowing where to go			
Access for everyone			
Effective Delivery			

**5. What do you think we should add, or change, to improve the Plan?**

Further comments

**6. If you have any further comments about the Plan, please provide them below.**

## Agenda for 25<sup>th</sup> November 2019, item 12

### Consultation

Mary Macmanus Drive, Buckingham - Permit Holders Only Restriction (Amendment 1037).

#### Overview

Transport for Buckinghamshire has been commissioned by Buckinghamshire County Council, to introduce 'Permit Holders only' restrictions in Mary Macmanus Drive, Buckingham. We are now undertaking the Statutory Consultation on these proposals, details of which - including plans of the proposed restrictions and how to comment or object - can be found below.

#### Dates

The consultation is open for responses from 20 November to 15 December 2019

#### Further information

A copy of the Order and Plans showing the length of road affected, together with a copy of the Council's Statement of Reasons for proposing to make the Order can be viewed during normal opening hours at County Hall, Aylesbury.

Under the Local Government (Access to Information) Act 1985 this Council is obliged to make any representations received in response to this notice, open to public inspection.

#### What happens next?

Following the closure of the Statutory Consultation on Sunday 15th December 2019, the comments and objections to the proposal will be collated and considered before a report is prepared for the Head of Highways in order that an informed decision can be taken.

#### Contact

If you have any further questions about the proposed changes, please call our contact centre on 01296 382416.

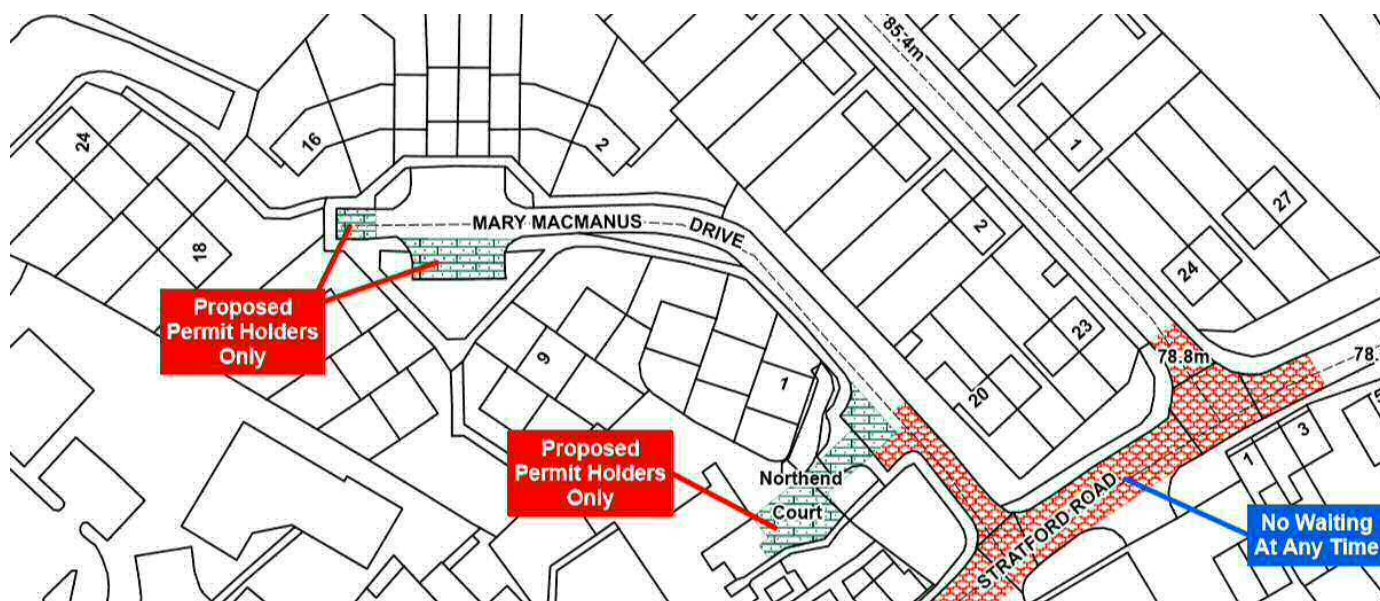
#### Supporting documents

Amendment Order PDF 58 KB

Notice of Proposal PDF 54 KB

Statement Of Reasons PDF 54 KB

Map V36 PDF 291 KB (section reproduced below)





## Design Awards 2019: People's Choice Award

It's your chance to choose  
**the best design in The Vale!**



Go to [aylesburyvaledc.gov.uk/designawards](http://aylesburyvaledc.gov.uk/designawards)  
or scan the QR Code on your smartphone  
to place your vote.

Voting ends at midday on 24th November 2019

# News

*Making Aylesbury Vale the best possible place to live and work*



12 November 2019

For immediate release

## **People's Choice Awards 2019 now open - celebrating outstanding design across the Vale**

Aylesbury Vale District Council has opened the public vote for the Design Awards 2019. Members of the public are now invited to vote for their favourite project from those shortlisted which includes the redevelopment of existing sites and the restoration of and/or extensions to buildings.

The seven projects which have been shortlisted for the awards are:

- Primrose Cottage, Kingswood
- 2 Heath Road, Great Brickhill
- Canada Wood, Winslow
- Catte Street Green, Wingrave
- Golden Mede, Waddesdon
- The Exchange, Aylesbury
- Vinson Building, Buckingham

More information on each of these shortlisted projects can be found on the AVDC website:

<https://www.aylesburyvaledc.gov.uk/peoples-choice-award-2019>.

Voting for the People's Choice Award will remain open until Sunday 24 November.

Each of the shortlisted projects will also be judged by an expert panel against seven key criteria: context, including local distinctiveness; quality of design and construction; fitness for purpose; sustainability; accessibility; attractiveness and innovation. The winning projects will be announced at an awards ceremony on Thursday 5 December.

The awards are designed to celebrate projects which complement the environment and heritage and raise the standard of design across the Vale.

**– Ends –**

**Photograph shows:**

43 High Street, Long Crendon – winner of the 2018 Outstanding Design category.

**Issued by:**

Paul Griffiths - PR & Media Manager

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Visit our website: [www.aylesburyvaledc.gov.uk/news](http://www.aylesburyvaledc.gov.uk/news)

**Questions received from Councillor Robin Stuchbury  
12 November Shadow Executive meeting**

Question 1

Now that we have been informed that there are no plans at present to implement Community Infrastructure Levy (CIL) in the Aylesbury Vale area; what steps are being taken to ensure that the current New Homes Bonus funding continues for the area, until the Aylesbury Vale District are brought in to line with the CIL arrangements which will be in place for the rest of the County? What measures will be implemented to ensure that the current S106 arrangements for culture and leisure are reviewed, to ensure they are suitable for the new unitary arrangement, and to better involve town and parish councils? So they are in conformity with the ambitions of the business case for premises to work with town and parish councils within the Buckinghamshire Council.

Response to Q1:

The intention for AVDC, as set out in the emerging Vale of Aylesbury Local Plan (VALP) was to prepare and adopt a Community Infrastructure Levy (CIL) after the adoption of the local plan. As the plan has taken longer to prepare and progress through Examination this has therefore not been possible. Nevertheless once the local plan is adopted a levy CIL can be prepared and recent changes to the CIL Regulations mean that the preparation process has been significantly shortened. Therefore it will be for the new Buckinghamshire Council to decide whether it chooses to adopt the delivery of CIL in Aylesbury Vale ahead of any Bucks wide plan, but only once VALP is adopted.

Handling of the New Homes Bonus is being discussed. The current rules around Section 106 funds secured for culture and leisure projects are being reviewed as part of the on-going work on the emerging local plan and supplementary planning document, which will be the subject of consultation with the town and parish councils.

Question 2

There is currently going to be a huge disparity in the affordable housing percentages between North and South Bucks (as high as 45% in High Wycombe's newly-made plan, for instance).

Buckingham, Winslow and the North Bucks Parishes Planning Consortium (NBPPC) are all challenging the 25% proposed in the Vale of Aylesbury Local Plan (VALP), in place of the 35% which our current Buckingham Neighbourhood Development Plans mandate. Buckingham's case for this was not heard at the original VALP submission hearings last year, as the Examining Inspector ran out of time on both of the days Buckingham were scheduled to put their case, and although NBPPC has asked for it to be added to the Inspector's documents, it has yet to be considered. Will Buckingham get their chance to rectify this when the final round of consultation takes place?

Given that this matter is not finalised, what can the Shadow Authority do to ensure that the concerns of North Bucks Councils are further considered?

Noting the huge amount of development proposed, if VALP is made by the end of March 2020, what measures could the new authority be legally able to take to immediately review and address this planned disparity?

### Response to Q2:

The Housing and Economic Development Needs Assessment (HEDNA) identifies the affordable housing need to be met in the emerging Vale of Aylesbury Local Plan (VALP). This plan is at an advanced stage in its process and the consultation on the modifications to local plan started on 5 November for 6 weeks. The local members, town and parishes will have the opportunity to comment on the proposed modifications.

The modifications includes provision under the affordable housing policy (H1) for an exception to the 25% affordable housing threshold where there are requirements in a neighbourhood plan made before the adoption of Vale of Aylesbury Local Plan VALP. The concerns raised have already therefore been taken into account.