



BUCKINGHAM TOWN COUNCIL

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

Telephone/Fax: (01280) 816 426

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

Town Clerk: Mr. C. P. Wayman



31 May 2016

Councillor,

You are summoned to an Interim meeting of Buckingham Town Council to be held on **Monday 6th June 2016 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.

Mr. C. P. Wayman
Town Clerk

Please note that the Full Council will be preceded by a Public Session in accordance with Standing Order 1.3, which will last for a maximum of 15 minutes.

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from members.

2. Declarations of Interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

3. Presentation – Mr Stephen Chainani, School Place Planning Commissioning Partner, and Ms Paula Campbell-Balcombe, School Commissioning Strategy Manager, from Bucks. County Council

To receive a presentation; to discuss plans and ideas about future pupil numbers and the wider implications of Buckingham's growing population. **Appendix A**

4. DCLG call-in by Secretary of State

Bellway Homes, Bellcross Co. Ltd and Fosbern Manufacturing Ltd for Planning Permission for up to 130 residential dwellings and change of use from agricultural land to sports pitches/recreational open space and informal open space on land to the west of Castlemilk, Moreton Road, Buckingham (14/02601/APP)

4.1 To receive notice from DCLG of the calling in and to discuss and agree the points to be included in the statement of case, see paragraph 7. To delegate the wording of the statement to the Mayor, Town Clerk, and Planning Clerk. Response date 6th July 2016 **Appendix B**

4.2 To receive a further communication from the Planning Inspectorate including a draft timetable; to discuss and agree timetable dates, including suggested dates for the unshaded boxes for negotiation with AVDC. **Appendix C**

4.2 To note the copy letter to Armstrong Rigg Planning. **Appendix D**

4.3 To note the copy letter to AVDC. **Appendix E**

4.4 To receive and discuss any response to the Notice of Appeal received from AVDC **Appendix F**

5. Chairman's Announcements

6. Date of next Meetings:

Full Council

Monday 27th June 2016

Interim Council

Monday 25th July 2016

To: All Councillors



Twinned with Mouvaux, France

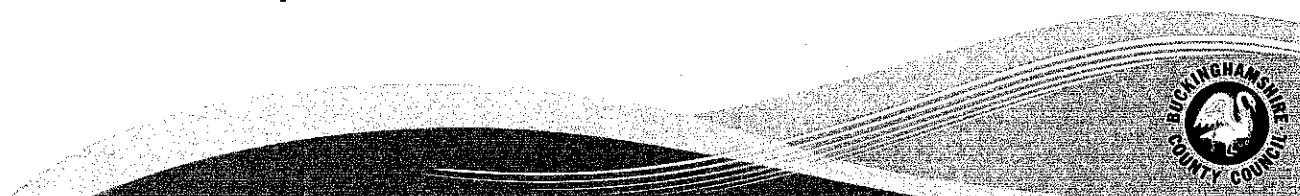


Buckinghamshire County Council

School Place Planning Buckingham Area

Paula Campbell-Balcombe

Stephen Chainani



Buckinghamshire County Council

Legal Obligations

- BCC has a statutory duty to ensure sufficient school places in its area
- Decisions on school reorganisation proposals based on DfE statutory guidance:
 - Encourage popular/successful schools to expand;
 - Contribution to local diversity;
 - Ensure sustainability of access ('local schools for local children');
 - Availability of funding and land;
 - Presumption against closure of rural schools
 - Consider views of stakeholders

Pupil Projections

Pupil projections are produced annually:

- Planning area level to recognise the complexities of parental preference
- Fluctuations in pupil and population trends can impact significantly on the projections
- Population data less reliable since changes introduced eligibility rules on child benefit – now base projections on primary feeder pupils/birth data

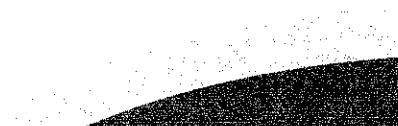


Current Situation in Bucks

Over the last 5 years, primary and EY rolls have increased by 4500 pupils across Bucks:


- Increased migration
- Increased birth rates
- Shift away from independent sector

Significant rise in Aylesbury Town and High Wycombe primary population now feeding into secondary sector




LA's Evolving Role

BCC's approach to school organisation changes continues to be one of seeking to influence and secure concensus:

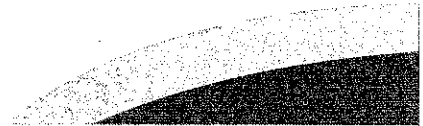
- providing the expert analysis of the data through its area plans;
 - bringing together groups of schools to reach agreement about the implications of the data; and,
 - impact of Academies & Free Schools
- 

Places Already Provided

- EARLY YEARS – 534 places
 - PRIMARY – c.1,890 (9fe) plus 6 bulge classes
 - SECONDARY – 3fe plus Temporary classroom replacement schemes at 7 schools
- 

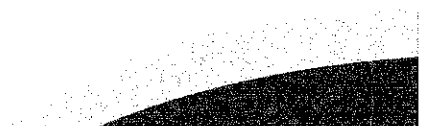
Places Planned/Under Construction

1. EARLY YEARS PLACES – 462
2. PRIMARY PLACES – 2,730 (13fe) plus 9 bulge classes
3. SECONDARY PLACES – 9fe

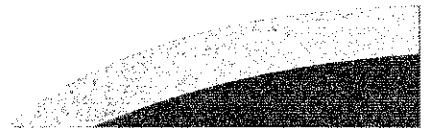


Future Expansion Programme

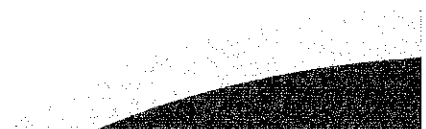
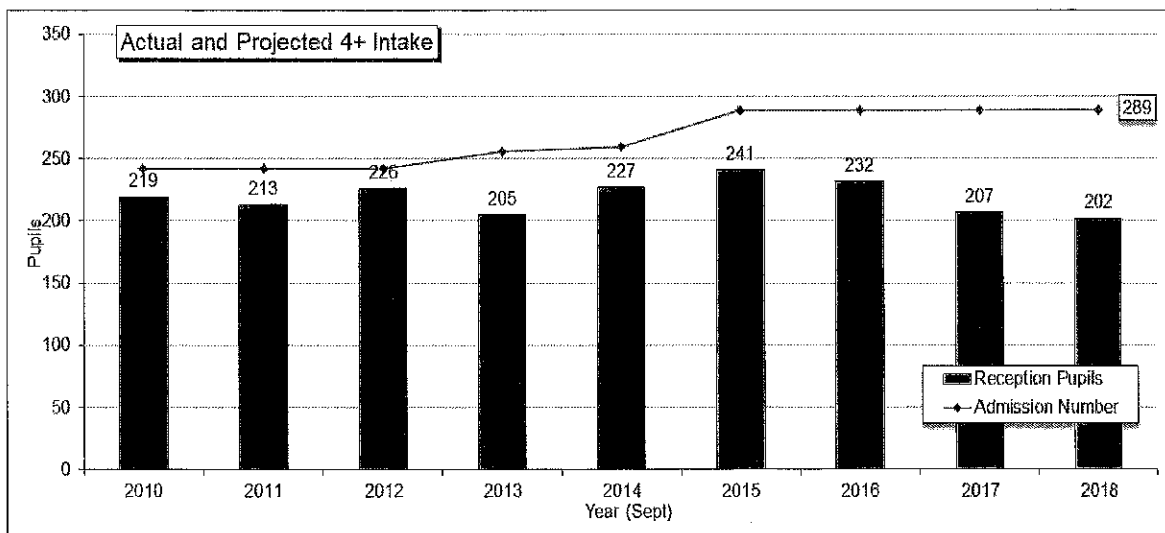
- No guarantee on future government funding!
- If funding cannot be sourced to meet the costs of expanding schools then the LA will fail to meet its statutory duty. S106 from housing developments key part of LA future plans.
- This will result in pupils being placed at schools outside the area - increasing pressure on transport systems and reducing social cohesion.
- Planning issues – highways issues, school drop off / parking and associated costs. Sport England issues.



Situation in Buckingham



Pupils Projections Buckingham Planning Area

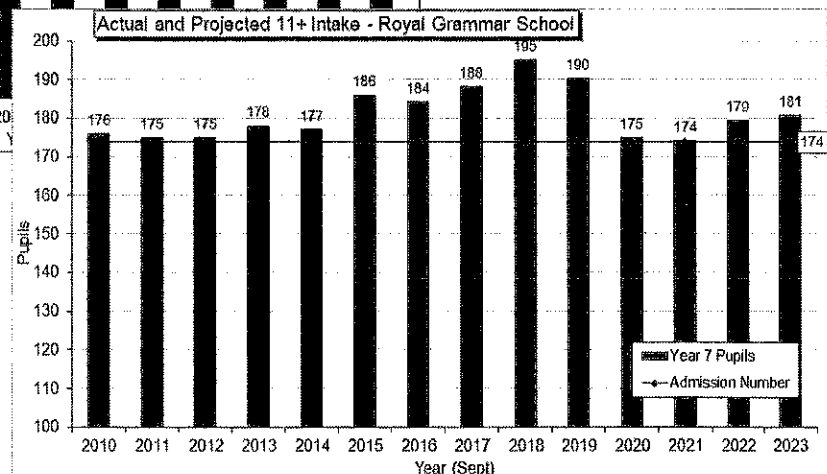
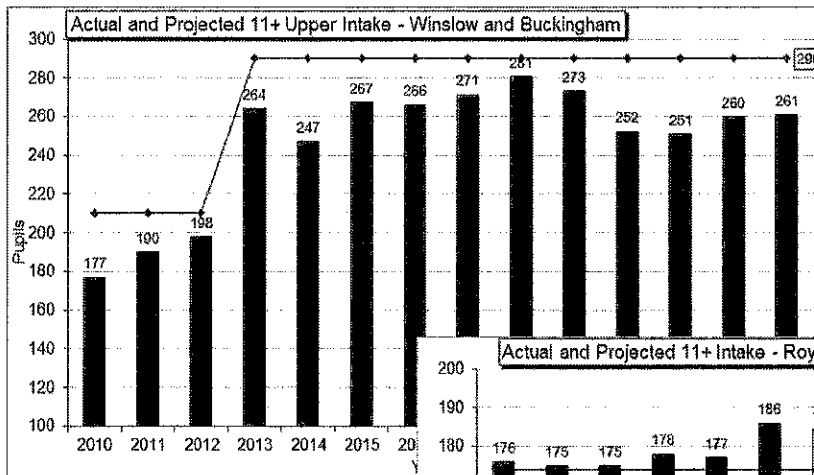


Key facts – Update for Buckingham

School Name	Intake	Capacity	Capacity In Use	Number on Roll (Sept 2015)							Total	Surplus/Deficit	
				4+	5+	6+	7+	8+	9+	10+		Actual	%
Bourton Meadow Academy	90	630	630	75	79	84	88	88	91	90	595	35	6%
Buckingham Primary	80	540	540	47	80	60	83	81	82	90	503	37	7%
George Grenville Academy	30	210	210	21	18	9	32	28	24	23	155	55	26%
Lace Hill Academy	30	210	60	20	6	5					31	29	48%
Maids Moreton CE	30	90	90	15	29	27					71	19	21%
Roundwood Primary	27	189	189	18	25	24	23	27	28	20	165	24	13%
St James and St John CE	22	166	166	21	15	17	17	13	18	18	119	47	28%
Total	289	2035	1885	217	232	226	243	237	243	241	1639	246	13%
Actual Surplus (based on capacity in use)				72	42	48	16	22	16	18			
% Surplus				25%	15%	18%	6%	8%	6%	7%			

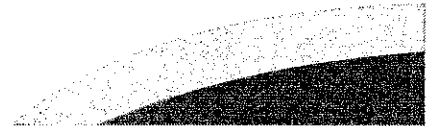
- Currently 246 or about 13% surplus places
- High surplus capacity at Reception and Year 1/2
- Current surplus would accommodate another c. 400 homes in the town without need for further expansion
- Applications pending for 1100 homes (exceeds NDP)

Pupils Projections Secondary



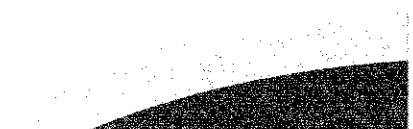
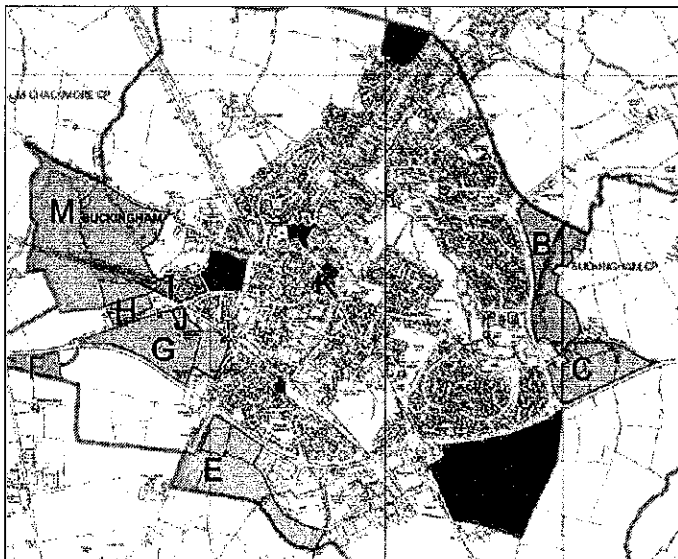
Key facts – Secondary

- Current upper surplus would accommodate another c. 1500 homes in the town without need for further expansion
- Applications pending in the area for 1800 homes which exceeds NDP allocation and excludes 2 major schemes on the Bucks/MK border for c. 1800 homes each.



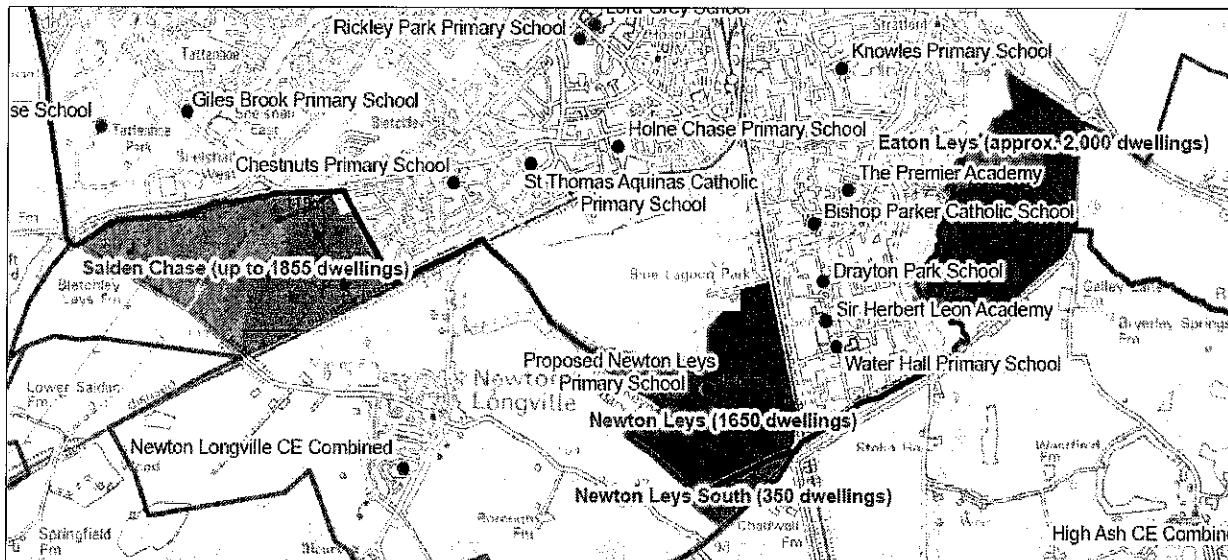
Buckingham Housing Growth

- NDP allocates land (G-K) for 630 homes
- Need for additional 0.5fe primary
- Sufficient capacity in secondary



Proposed new settlements

- Eaton Leys and Salden Chase c.1800 homes each
- Need for 3fe new primary school(s) and secondary school

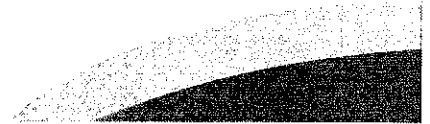


Decisions to date

- Lace Hill School opened Sept 2015
- Feasibility Study Buckingham Upper School due to be commissioned
- Sixth form block proposed at Royal Latin to meet increased demand over longer term
- Further expansion options will need to be explored including provision of new schools on major development areas to ensure self sustaining

Thank you

Any questions?





Department for
Communities and
Local Government

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

Please ask for: Dave Jones
Tel: 0303 444 8027
Email: Dave.jones@communities.gsi.gov.uk

Your ref:

Our ref: NPCU/RTI/JO405/75930

Date: 25 May 2016

Dear Sir

**Town and Country Planning Act 1990 – Section 77
The Town and Country Planning (Development Management Procedure)
(England) Order 2010
Application by Bellway Homes, Bellcross Co. Ltd and Fosbern
Manufacturing Ltd for Planning Permission for up to 130 residential
dwellings and change of use from agricultural land to sports
pitches/recreational open space and informal open space on land to the
west of Castlemilk, Moreton Road, Buckingham**

1. I refer to the planning application above.
2. In deciding whether to call-in this application, the Secretary of State has considered his policy on calling in planning applications. This gives examples of the types of issues which may lead him to conclude, in his opinion, that the application should be called-in. In the light of his policy, the Secretary of State has decided to call-in this application. He accordingly directs, under his powers in section 77 of the 1990 Act, that the application shall be referred to him instead of being dealt with by the Local Planning Authority.
3. To consider all the relevant aspects of the proposed development, the Secretary of State has decided to hold a local inquiry. For the purposes of the 2000 Rules this letter is the "relevant notice" that an inquiry is to be held and the date of this letter is the "starting date".

National Planning Casework Unit
Department for Communities and Local Government
5 St Philips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk

4. The Planning Inspectorate will write to you shortly about the procedure for determining the called-in application. It will proceed under the "bespoke" arrangements and you may like to be aware of the guidance about planning appeals and called-in planning applications (England) at:

http://www.planningportal.gov.uk/uploads/pins/procedural_guide_planning_appeals_and_call_ins.pdf

5. The original application, together with any plans and other documents accompanying it which have not already been supplied to this Office (including any related certificates and correspondence), should now be sent to the following address:

The Planning Inspectorate
c/o Mark Boulton
Rm 3/26 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

6. Should you have any questions about Bespoke Casework, please contact The Planning Inspectorate (email mark.boulton@pins.gsi.gov.uk or telephone 0303 444 5239).
7. The local planning authority and the applicant have been required to provide statements containing the full particulars of the case that they propose to put forward at the inquiry together with a list of documents which they intend to refer to or put in evidence. In view of Buckingham Town Council's interest in these proposals, it has been decided to also require you to provide a pre-inquiry statement of case in accordance with Rule 6(6) of the Inquiries Procedure Rules. You should send three copies of the statement to the Secretary of State (at the Planning Inspectorate) and send one copy to any statutory party as defined in Rule 2 within six weeks of the starting date (unless the Planning Inspectorate notifies you otherwise, as the bespoke arrangements will apply – you may wish to contact them). Your attention is drawn to Rule 6(11).
8. Service of this statement in accordance with the above requirements will give you an entitlement to appear at the inquiry. Please also note that, under Rule 13, if you wish to give evidence at the Inquiry by reading from a written statement (i.e. a proof of evidence) you should send a copy of it to the Planning Inspectorate, at least 4 weeks before the inquiry.
9. On the information so far available to the Secretary of State, the following are matters which he particularly wishes to be informed about for the purposes of his consideration of the application:
 - i. It's consistency with the development plan including the Neighbourhood Plan for the area

ii. Policies in National Planning Policy Framework on delivering a wide choice of high quality homes, in particular those set out in paragraph 50 on delivering a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities; and

iii. Any other matters the Inspector considers relevant

10. This is to be taken as the Secretary of State's statement under rule 6(12) of the 2000 Rules.

Yours sincerely

Dave Jones

Dave Jones
Senior Planning Manager



The Planning
Inspectorate

Room 3/O
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5531
Customer Services:
0303 444 5000

Email:
helen.skinner@pins.gsi.gov.uk

www.planningportal.gov.uk/planninginspectorate

Buckingham Parish Council
FAO Mr C P Wayman (Town Clerk)
Buckingham Centre
Verney Close
BUCKINGHAM
MK18 1JP

Your Ref:
Our Ref: APP/J0405/V/16/3151297

27 May 2016

Dear Sir/Madam,

Town and Country Planning Act 1990 - Section 77 and Town and Country Planning (Inquiries Procedure) (England) Rules 2000
Application by Bellway Homes, Bellcross Co Td and Fosbern Manufacturing Ltd
Site Address: Land to the West of Castlemilk, Moreton Road, Buckingham, MK18 1YA

I refer to the above called-in planning application and the National Planning Casework Unit's letter of 25th May 2016. I am the case officer.

The date of the call-in letter is the starting date for this application.

The case is following a bespoke programme which is to be agreed between the applicant and LPA. I have advised them that as you have been requested to submit a Rule 6 (6) statement you should be involved in agreeing the programme. Please follow the link for guidance on bespoke programming:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/463405/procedural_guide_planning_appeals.pdf

Attached is the format for the bespoke programme. Please suggest dates for those actions which have not been greyed out. It would be helpful if 2 agreed inquiry dates could be provided.

NB: As a bespoke programme has yet to be agreed provisional dates for the Statements of Case and the Statement of Common Ground are enclosed. Any changes to these dates should be agreed between all parties.

You have 2 weeks from the date of this letter in which you can submit a programme agreed with the applicant and the Local Planning Authority.

If you do not wish to submit a programme within the 2 week period please let me know. If that is the case, or a programme is submitted which we find unacceptable, we may impose our own programme for this called-in application.

If you have any questions please contact me.

Yours faithfully,

Helen Skinner
Helen Skinner

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search

TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION BY Bellway Homes, Bellcross Co Ltd and
Fosbern Manufacturing Ltd)
SITE AT Land to the West of Castlemilk, Moreton Road, Buckingham

ACTION	TIMETABLE
Call-in date	25.5.16
Deadline for comments from interested parties	8.7.16
Submission of statements of case	8.7.16
Submission of statement of case Rule 6(6) party	8.7.16
Pre-inquiry meeting (time, date and venue) (if applicable)	
Submission of statement of common ground	No later than Inquiry date minus 4 weeks
Submission of proofs of evidence	
Witness names and anticipated duration for: <ul style="list-style-type: none"> • opening and closing statements • evidence in chief • cross examination of other parties' witnesses 	Inquiry dates minus 3 weeks
Copy of LPA event notification letter	
Inquiry (time, date and venue)	
Estimated number of sitting days	
Report submitted to Secretary of State on or before	TBA ¹
Decision issued on or before	TBA ²

¹ The target date for submission of the report to the Secretary of State will be confirmed within 10 working days of the close of the inquiry unless there are exceptional reasons

² You will be advised, following submission of the Inspector's report to the Secretary of State, of the timetable set for the Secretary of State's decision in accordance with the requirements of Schedule 2 of the Planning and Compulsory Purchase Act 2004, where applicable.



Department for
Communities and
Local Government

Armstrong Rigg Planning
The Exchange
Colworth Science Park
Sharnbrook
Bedford
MK44 1LQ

Please ask for: Dave Jones
Tel: 0303 444 8027
Email: Dave.jones@communities.gsi.gov.uk

Your ref:

Our ref: NPCU/RTI/JO405/75930

Date: 25 May 2016

Dear Sirs

**Town and Country Planning Act 1990 – Section 77
Town and Country Planning (Development Management Procedure)
(England) Order 2010
Town and Country Planning (Inquiries Procedure) (England) Rules 2000**

**Application by Bellway Homes, Bellcross Co. Ltd and Fosbern
Manufacturing Ltd for Planning Permission for up to 130 residential
dwellings and change of use from agricultural land to sports
pitches/recreational open space and informal open space on land to the
west of Castlemilk, Moreton Road, Buckingham**

1. I am directed by the Secretary of State to refer to the above named planning application.
2. In deciding whether to call-in this application, the Secretary of State has considered his policy on calling in planning applications. This gives examples of the types of issues which may lead him to conclude, in his opinion, that the application should be called-in. In the light of his policy, the Secretary of State has decided to call-in this application. He accordingly directs, under his powers in section 77 of the 1990 Act, that the application shall be referred to him instead of being dealt with by the Local Planning Authority.
3. To consider all the relevant aspects of the proposed development, the Secretary of State has decided to hold a local inquiry. For the purposes of the 2000 Rules this letter is the "relevant notice" that an inquiry is to be held

National Planning Casework Unit
Department for Communities and Local Government
5 St Philips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk

and the date of this letter is the "starting date". All the arrangements for holding the inquiry will be made by the Planning Inspectorate in Bristol.

4. The Planning Inspectorate will write to you shortly about the procedure for determining the called-in application. It will proceed under the "bespoke" arrangements and you may like to be aware of the guidance about planning appeals and called-in planning applications (England) at:

http://www.planningportal.gov.uk/uploads/pins/procedural_guide_planning_appeals_and_call_ins.pdf

5. The original application, together with any plans and other documents accompanying it which have not already been supplied to this Office (including any related certificates and correspondence), should now be sent to the following address:

The Planning Inspectorate
c/o Mark Boulton
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Temple Quay House
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Temple Quay
Bristol BS1 6PN

6. Should you have any questions about Bespoke Casework, please contact The Planning Inspectorate (email Mark.boulton@pins.gsi.gov.uk or telephone 0303 444 5239).

7. On the information so far available to the Secretary of State, the matters which he particularly wishes to be informed about for the purposes of his consideration of the application are

- i. It's consistency with the development plan including the Neighbourhood Plan for the area
- ii. Policies in National Planning Policy Framework on delivering a wide choice of high quality homes, in particular those set out in paragraph 50 on delivering a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities; and
- iii. Any other matters the Inspector considers relevant.

8. This is to be taken as the Secretary of State's statement under rule 6(12) of the 2000 Rules.

9. In accordance with rule 6(3), you should ensure that two copies of a statement of case are received by the Secretary of State (at the Planning Inspectorate), and one copy has been received by any statutory party as defined in rule 2 within six weeks of the starting date (unless the Planning Inspectorate notifies you otherwise as the bespoke arrangements will apply

– you may wish to contact them). The statement of case should contain the full particulars of the case which you propose to put forward at the inquiry and a list of documents which you intend to refer or put in as evidence.

10. Your attention is also drawn to the provisions in rule 14 of the 2000 Rules that the local planning authority and the applicant shall together prepare an agreed statement of common ground and ensure that a copy is received by the Secretary of State (at the Planning Inspectorate) and any statutory party receives a copy within 6 weeks of the starting date (unless the Planning Inspectorate notifies you otherwise as the bespoke arrangements will apply – you may wish to contact them).
11. If you are proposing to give, or call a person to give, evidence at the inquiry by reading a written statement (i.e. proof of evidence) your attention is drawn to rule 13.
12. A copy of the letter which has been sent to Aylesbury Vale District Council is enclosed for your information.

Yours faithfully

Tom King

Tom King

Authorised by the Secretary of State to sign in that behalf



Department for
Communities and
Local Government

Bill Nicholson
Principal Planning Officer
Aylesbury Vale District Council
The Gateway
Aylesbury
HP19 8FF

Please ask for: Dave Jones
Tel: 0303 444 8027
Email: Dave.jones@communities.gsi.gov.uk

Your ref: 14/02601

Our ref: NPCU/RTI/JO405/75930

Date: 25 May 2016

Dear Mr Nicholson

**Town and Country Planning Act 1990 – Section 77
Town and Country Planning (Development Management Procedure)
(England) Order 2010
Town and Country Planning (Inquiries Procedure) (England) Rules 2000**

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iii. Any other matters the Inspector considers relevant

8. This is to be taken as the Secretary of State's statement under rule 6(12) of the 2000 Rules.
9. In accordance with rule 6(1) and (2), the local planning authority shall ensure that two copies of a statement of case are received by the Secretary of State, and one copy has been received by any statutory party as defined in rule 2 within six weeks of the starting date (***unless the Planning Inspectorate notifies you otherwise as the bespoke arrangements will***

apply – you may wish to contact them). Your attention is drawn to rule 6(11). The Secretary of State will comply with rule 6(4).

10. You will be required to submit a statement of case, and the Planning Inspectorate will write to you about this. The statement of case should contain the full particulars of the case which you propose to put forward at the inquiry and a list of any documents to which you intend to refer or put in as evidence. If you are proposing to give evidence, or call another person to give evidence, at the inquiry by reading a written statement (i.e. proof of evidence), your attention is drawn to rule 13.
11. Your attention is drawn to rules 4 and 6(2), in particular to the requirement upon your Council to inform forthwith the Secretary of State of the names and addresses of any statutory parties.
12. Your attention is also drawn to the provisions in rule 14 of the 2000 Rules that the local planning authority and the applicant shall together prepare an agreed statement of common ground and ensure that a copy is received by the Secretary of State and by any statutory party within 6 weeks of the starting date (unless the Planning Inspectorate notifies you otherwise, as the bespoke arrangements will apply – you may wish to contact them).
13. In pursuance of Article 31 of the 2010 Order, the Secretary of State hereby directs the Council not to grant planning permission, without specific authorisation, for any development which is the same kind as that which is the subject of the application referred to above on any land which forms part of, or includes, the site to which the application relates until the Secretary of State has issued his decision on this application.

Yours sincerely

Tom King

Tom King

Authorised by the Secretary of State to sign in that behalf

AYLESBURY VALE DISTRICT COUNCIL

Planning



Please ask for: The Business Support Team
 Direct Line: 01296 585679
 Switchboard: (01296) 585858
 Text Relay: prefix telephone number with 18001
 Email: devcon@aylesburyvaledc.gov.uk
 Our Ref: Appeal: 16/00034/CIPA Enforcement:
 Pl. Ref: APP/J0405/V/16/3151297

31 May 2016

Buckingham Town Council

Dear Sir/Madam,

TOWN & COUNTRY PLANNING ACT 1990

APPEAL BY: Bellway Homes, Bellcross Co Ltd And Fosbern Manufacturing Lt

SITE: Land To The West Of Castlemilk Moreton Road Buckingham Buckinghamshire MK18 IPP

PROPOSAL: Outline application with access to be considered at this stage for the erection of up to 130 dwellings and full planning permission for the change of use from agricultural land to sports pitches/recreational open space and informal open space.

I am writing to notify you that we have received an appeal for the above site relating to

The start date for this appeal is the 25th May 2016.

The appeal is being dealt with by way of a Public Inquiry to be conducted by an Inspector appointed by the Secretary of State, and you will be notified of the date and venue nearer the time. The Council's statement will be available for viewing 6 weeks from the start date. You can view this and other documents relating to the Appeal via our website at www.aylesburyvaledc.gov.uk

If you made any comments on the application, a copy will be forwarded to the Planning Inspectorate.

If you wish to add any further comments, please send 3 copies to be received by the Planning Inspectorate **within six weeks** of the appeal start date, quoting the appeal reference number (see above). Any comments made will be forwarded to all parties involved in the appeal. **Please do not send your comments to us**

The address to send written representations is 3/09 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or you can submit your comments on line at www.planningportal.gov.uk/pcs

When made, the decision will be published on the Planning Portal.

Yours faithfully,

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 Aylesbury Vale District Council

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