



BUCKINGHAM TOWN COUNCIL

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Tuesday, 10 February 2015

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **16th February 2015 following the Interim Council meeting** in the Council Chamber, Cornwalls Meadow, Buckingham.


C.P. Wayman
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 1.3, 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 26th January 2015 to be put before the Full Council meeting held on 9th March 2015.

Copy previously circulated

4. Buckingham Neighbourhood Development Plan

To receive an update from the Town Clerk.

5. Action Reports

To receive action reports as per the attached list.

Appendix A

5.1 Car wash signs – response received

I've asked Mr Jhon, who runs the car wash, to remove the signs since they are evidently annoying so many people in Buckingham. I was in touch with him last August about planning permission, but it turned out that the signs were not large enough to require consent. Unfortunately Buckingham is rather a long way for us to supervise or enforce any ban on the advertising, so perhaps you could keep me informed as to progress.

Regards, Martin Szalay

5.2 (542/14: footpaths on Moreton Road) – response received

Thank you for your e-mail. I am sorry that I haven't replied earlier but I have been tied up with a two week planning inquiry during January.

Buckingham



Twinned with Mouvaux, France



I have discussed the issue of the poor access to the bus stop with the case officer, Mark Aughterlony. He advises me that this is currently an issue being discussed by Bucks CC with the applicants for Phase 3. There is no requirement under the earlier permissions as far as I'm aware to provide a footway link to the bus stop from either phase 1 or phase 2. I shall be able to confirm this when I speak to Roger Newall later this week.

We will update the Town Council when we know more.

Yours sincerely, Bill Nicholson Area Planning Officer

6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 19th February and 12th March 2015, with SDMC meetings on 18th February & 11th March 2015.

To consider planning applications received from AVDC and other applications

1. 14/03718/APP 5 – 10 Church Street, MK18 1BY
Demolition of three existing single storey rear projections and erection of a single storey addition extending across the rear face of six terraced dwellings, comprising three ridged gables with two roof lights on each roof slope, and flat roofed infill and end sections
Buckingham General Charities

AMENDED PLANS

2. 14/03450/APP Hamilton Precision Ltd., 10 Tingewick Road, MK18 1SU
Demolition of existing B2 warehouse and construction of 59 dwellings with access and associated parking
Taylor French Developments

Amendment: Flood maps and data from the Environment Agency, and drawing to show a 'footdry' escape route above 81.99m AOD as the Tingewick Road access is at 81.52m. The drawing only shows Flood Zone 3, and the EA documents dated 22 December 2014 clearly shows Flood Zone 2 reaching to the rear of the existing factory (additional to documents supplied with application in December).

Members voted to OPPOSE this application at the Interim meeting held on 22nd December 2014.

The following tree applications are included for Member's information only, and any relevant correspondence will be posted on the Chamber board:

- a) 15/0159/ATC 23 Chandos Road
Fell one Tulip tree and one Spruce tree.
Howarth
- b) 15/00301/ATP Land To Rear Of Railway Terrace
Section fell one Willow tree (T1) to ground level; Section fell one Sycamore tree (T2) to ground level; Section fell one Ash tree (T38) to ground level; Fell to ground level one Hawthorn tree (T16) and Cut to ground level one Sloe tree (T15).
Baccarella

7. Planning Decisions

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

Approved

13/03041/AOP Innov8, Tingewick Rd. Demol. factory; erect teaching & student accomm.

BTC response	Officer recomm ⁿ
	Conditional support -

14/03095/APP Land adj. Saleroom	Erection of 3 dwellings	No objections	-
14/03251/APP Land.adj.Verdun	Erection of 4 dwellings	Oppose	Approve
14/03720/APP 2 Bodengham Close	1 st fl. side & rear s/st. extensions	No objections	-

8. Case Officer Reports (& Recommendations)

Reports have been received for the following applications, and are available in the office

8.1 Strategic Development Control

AVDC Website gives next meeting as 11th March, so presumably there is no business for 18th February

8.2 Development Control

Agenda for 19th February not available at date of printing

9. Enforcement

- 9.1 To receive the updated list
- 9.2 To report any new breaches

Appendix B

10. Transport

- 10.1 To receive a report on bus correspondence with AVTUG
- To report any damaged superfluous and redundant signage in the town.

PL/58/14

11. Any other planning matters

12. Correspondence

- 12.1 The Villas, Stratford Road: To receive a letter to AVDC copied to the Town Council
- 12.2 23 Chandos Road: To receive an email from the applicant
- 12.3 15/00051/AOP Land to east of Buckingham: copy response on behalf of Maids Moreton PC

Appendix C

Appendix D

Appendix E

13. News releases

14. Chairman's items for information

15. Date of the next meeting: Monday 16th March 2015 at 7pm.

To Planning Committee:

Cllr. J. Harvey

Cllr. P. Hirons (Chairman)

Cllr. D. Isham

Cllr. A. Mahi

Cllr. M. Smith

Cllr. Mrs. C. Strain-Clark (Vice Chairman)

Cllr. R. Stuchbury

Cllr. M. Try

Cllr. W. Whyte

Mr. I. Orton (co-opted member)

ACTION LIST
Planning responses

Minute	Urgent responses sent	Responses posted
669/14	3 late responses emailed 27/1/15 New system used for those available 29/1/15	All posted 29/1/15 inc. MM appln from FC

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
Transport	1/7/13 186/13	All Members	Reduction of sign clutter	To be standard agenda item		
Footpath, Moreton Road	7/10/13 427/13 1/12/14 542/14	23/10/13 19/12/14 5/2/15	Refer query to AVDC Chased Chased again	Acknowledged 23/10/13	Agenda 5.2	
Councillor Training	12/5/14 38.3/14	16/5/14	Letter as minuted	16/10/14 meeting: next training planned for June/July 2015 to follow election		
S106 monies	9/6/14 108/14	8/7/14	Quarterly update to be prepared	March 2015 agenda		
Guide for new Councillors	26/8/14 281/14 26/1/15 674.3			March 2015 agenda		
Conservation Area signage	13/10/14 416.3	16/10/14	Freya Morris asked for update	Ackn 24/10/14 update to follow	Update 7/1/15 Agenda 5.2	
Neighbourhood Plan	26/1/15 667/14	27/1/15	Check statutory period	Circulated with briefing note & minuted		
VALP	3/11/14 492.2 26/1/15 668.1	18/11/14 4/2/15	Send agreed response Update requested	February agenda		
Sign repair	26/1/15 668.2 & 673.2	27/1/15	Advise GSM to rectify	Both done		
Candleford Court	22/12/14 607.1/14	7/1/15	Letter as minuted	Chased 5/2/15		
Sainsbury's Chandos Road	5/9/14 364/14	19/9/14 5/2/15	Travel Plan not approved before occupation Letter to BCC Planning	Contact TfB		
	26/1/15 673.1	3/2/15	Check approval for delivery times	None conditioned, but all deliveries must take place within the site, ie no trucks to be parked on Chandos Road		
Development in surrounding parishes	26/1/15 674/14	5/2/15	Check as minuted	One response (Gawcott) received at time of printing		
New planning system	26/1/15 675	29/1/15	Draft question for Cllrs. Stuchbury & Isham	For RS & DRI to action if acceptable		

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
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Enforcement reports and queries						
Signs	17/3/14 834.5 9/6/14 105.1/14 26/1/15 672/14	2/4/14 27/1/15 3/2/15	Car Wash Letter as minuted GSM to remove signs Clerk to chase	–Passed to Estates Dept.	Prompt sent 7/1/15 Agenda 5.1	
House in Well Street	7/7/14 161.2/14	16/7/14 (photo sent) 4/2/15	Change of use to be notified Chased	PD: 4/2/15 The top floor of this property I understand is a flat, the first floor offices and the ground floor retail. I would presume that the business is operating from the 1 st floor, if that is the case it could be argued that a change of use from a B1 (a) office to a D1 non-residential institution (includes the provision of medical or health services) requires planning permission. However, in this particular context I can see no reason why permission would not be forthcoming if sought, especially as no concerns have been raised by local residents or occupiers.		
Moreton Road Phase II	1/12/14 546.3	19/12/14	Mud on road – letter as minuted	Chased 5/2/15		
Pets At Home/Aldi banners	26/1/15 672/14	3/2/15	Pets At Home – case closed Aldi still up	Advised new file no. 15/00228/C ON3		
News releases						
Development in surrounding parishes	26/1/15 675		Concern about dependence on Buckingham facilities	6/2/15 Advertiser Letter from Buckingham Society published, covering same concerns		

Awaiting response

Not yet done

ENFORCEMENT MATTERS

Report Date	AVDC number	Date ackn.	Address	Complaint	Action/Response
19/12/12	(06/02933/ATP)	19/1/12	London Road	Felled tree not replaced	Beech felled, ash replacement was required. Now not appropriate due to ash die-back disease, alternatives suggested. 14/1/13 agenda 10.3; letter sent to owners. Tree Officer sent another letter 1/5/13; no reply Tree Officer believed one had been planted and will check; Clerk could not see any evidence of a new tree 17/5/14 unless planted in the lawn area, and none of these seemed to be the stipulated species (hornbeam)
2/4/14	14/00140/CON3	2/4/14	Car wash signs, 13 High Street	Signage application a condition of application 13/02447/APP	April Bulletin: Received and passed to Estates [one is on AVDC land] 26/1/15 Members asked that the board be removed
6/5/14			Clays, 6 Market Hill	Use of yard as café	P. Dales – 4/2/15 Clays: the question is whether the activity is (was) ancillary to the main retail use of the premises or is a separate use. The information provided seems to indicate that it is (was) ancillary in which case planning permission would not be required.
18/9/14	14/00381/CON3	23/9/14	Buckingham Fort, West St.	Alleged unauthorised erection of trough light illuminated signage of property	Windows are same pattern, but in plastic – no material change. If signage is illuminated, will require planning permission. 5/2/15 An application was submitted in January but it is not complete so the planning technician has requested further information. Once this has been received and the application is validated and registered you will be notified through the usual channels.
16/10/14	14/00414/CON3	17/10/14	Aldi	Surplus signs could be removed	Pets at Home removed & closed
3/2/15	15/00028/CON3	3/2/15			New case file opened for remaining Aldi signs

Not generated by this Committee but reported in AVDC Bulletins:

11/00064 & 11/00065/ CON3	4/2/11	Osier Way	Alleged unauthorised erection of advertising signage on Osier Way	Owner of land identified and requested to remove signs – position being monitored
11/00066 /CON3	4/2/11	Land. adj. Buckingham Ring Road	Alleged unauthorised erection of advertising signage	Owner of land identified and requested to remove signs – position being monitored
14/00241 /CON3	June 2014	2 Boreray	Alleged unauthorised extension of garden curtilage (removal of hedgerow and fencing)	
14/00254 /CON3	June 2014	Land off Moreton Road	Alleged unauthorised breach of approved details regarding landscaping – 06/01809/APP	
14/00474 /CON3	Dec. 2014	3 The Villas, Stratford Road	Alleged failure to comply with Condition 8 of 09/02070/APP (re porous paving)	Verbal report from resident: no action to be taken until 14/02882 for 2 garages at No.4 The Villas is decided.

10/00537/CON3 25 Hillcrest Way – Pizza Delivery Any further breaches to be notified to officer (as requested 13/7/11)

Bus Services

Katharine McElligott

Cllr. Cashman made a comment on the congested bus station photo I used for the AVTUG meeting poster for March (below); I pointed out that what the photo didn't show was the X60 double decker blocking access to the hospital on its way in and the other-direction X5 behind me!



I thought that while I was explaining that the X60s and alternate X5s were more or less the same time, and both non-stop between Buckingham and MK station (and back), I might get another dig in about having one stopper (the X60) maybe taking in stops for Deanshanger and Stony Stratford, and one express (X5), so providing alternative instead of duplicate services. This is something this Council has been trying to get for years, but Cllr. Cashman is relatively new to AVTUG. We have even tried to get a survey done on how much take-up there would be at each end of the school day for a Deanshanger stop, but no-one seems to be interested. The Elizabeth Woodville is a secondary school, so its pupils could be trusted to walk from the flyover roundabout into school.

This is Cllr. Cashman's reply:

Please see reply below to the points raised in your email of 29 January. I am afraid that it is not very encouraging. Please let me know of your response to this information.

Thank you for your email regarding services in the Buckingham area - my colleague, Andy, has asked me to investigate the points that have been raised.

As I am sure you are aware, most bus routes in Buckinghamshire operate without support from local authorities and are run on a "commercial" basis. This means that the bus companies have full control of the service they provide and decide factors such as the service timetable, the route taken and the stopping points that are used - Transport for Buckinghamshire are not in a position to influence these decisions.

Arriva services 60 and X60 are designed to provide a regular frequency between Aylesbury and Buckingham, with some journeys then continuing onwards to serve Milton Keynes. Stagecoach runs the long distance service X5, between Oxford and Cambridge, as a completely separate operation. In addition to providing a service between Buckingham and Milton Keynes, the routes are designed to also offer a range of transport links and connections, both within the towns they serve as well as over a wider area.

Timetables for bus services are often based on providing 'regular' operating times, whilst also accommodating the travel needs of the passengers on that particular route. It would be impossible to entirely coordinate timings for services that operate over 'common' sections of route; this is particularly the case when services involved are run by more than one operator, cover long distances and serve several localities. As such, the somewhat inevitable result is that there will often be occasions where a service will operate, for at least a part of its route, between common points at very similar times to another service.

In terms of the suggestion to alter the Arriva route to additionally serve Stony Stratford, bus services over a specific distance are governed by different operating regulations. The existing route mileage for service X60 falls just within that currently allowed under these rules and because of this there is unfortunately no scope to increase the route distance any further and serve additional locations.

Finally, with regards to the request to provide stops near the Deanshanger roundabout, Northamptonshire County Council are responsible for the provision of bus stops in this area and you may wish to contact James Loader, their Bus & Rail Development Officer, to make any suggestions. You can contact James, either by post at Northamptonshire Highways, Riverside House, Riverside Way, Northampton, Northamptonshire, NN1 5NX or by email JLoader@mgwsp.co.uk.

I hope this answers the points raised.

Best wishes,
Corry

Tel

4.2.15

Councillor Mrs S Pothill
 Cabinet Member for Planning
 AVDC
 Aylesbury HP19 8FF

Dear Councillor Pothill,

4 The Villas Stratford Road Buckingham MK18 1NY

I am making a formal complaint about the site of 4 The Villas and planning application 14/02882/APP. This application is for 2 garages with storage space over to go in the space between 3 + 4 The Villas. The application was presented in mid October 14 + brought before Buckingham Town Council 3.11.14. It was then removed from the website. Your officers informed me the yellow notices would be posted when the applicant had paid the fees (see enclosed letter)

One yellow notice was put on a lamp post in Whiteside Place 9.1.15. NO NOTICE has been displayed on 4 The Villas or on the Stratford Road + the date 30.1.15 for comments has passed. This in spite of the case officer being informed.

4 The Villas is one of a new pair of semis. The whole of the site comes under applications

08/02503/APP 09/02070/APP 13/03067/ACL for 3 The Villas, as they were built in its gardens.

The applicant of these applications has never consulted the 7 residents in Wharfside Place, whose properties form the boundaries of the site, on any matters. He even denied there was any risk of flooding in nearby properties. Planning officers have ignored residents objections and allowed developments not shown on plans to take place.

These protracted developments have, and are, causing me stress because no account has been taken of the site in relation to my home, because the car park, + brightly lit arch with flat above with its dormer window in the roof, are immediately facing the whole of the rear of my property. All officers have declined visiting my home to see the 'sight' from the angle of 20 Wharfside Place.

No further developments should be considered until 09/02070/APP planning regulations are completed, for example the Tegula Priora blocks are in place in the car park to conform with the Environment Agency regulations. The plans should accurately reflect what has been allowed on the site and what is there without permission.

The failure for the correct display of planning notice 14/02882/APP needs rectifying.

Yours sincerely,
Una Robinson (Mrs)

cc Buckingham Town Council
Cllr Tim Mills
The Buckingham Society
John Berrow MP

AYLESBURY VALE DISTRICT COUNCIL

Planning

Please ask for: Philip Dales
Direct Line: 01296 585623
Switchboard: 01296 585858
Text Relay: prefix telephone number with 18001
Email: pdales@aylesburyvaledc.gov.uk
Our Ref: 521164
Your Ref:



27 November 2014

Mrs Robinson
20 Wharfside Place
Buckingham
BUCKINGHAMSHIRE
MK18 1GT

Dear Mrs Robinson

Complaint - Possible breach of planning

Further to the complaint we received from you on 18 November 2014 regarding the above, we have now concluded our investigation and would respond as follows:

Your complaint:

You have complained:
*Relates to building at 3, 4 & 5 The Villas, Buckingham: This would normally be logged with Enforcement direct but customer has tried several times to get this looked into both with WN (West) and Enforcement. Conditions not met/problems with development overall.
Nobody seems to be able/prepared to sort?
Customer has had to resort to making this CCCP complaint to get a response from anyone.*

My investigation:

About 10 days ago you contacted Mrs Bayley and raised a number of concerns about a recent application for the erection of 2 garages on the site, you also mentioned a number of alleged breaches of the planning permission for the erection of 2 dwellings on the site. You were advised that the application had initially been registered as a valid application, but that there then had been problems with the planning fee paid such that it was made invalid. It was explained that until the fee is paid, the application will not be progressed in any way. Once the correct fee is paid, the normal yellow site notices will be displayed and you will then have a period of 21 days in which to make known your views. Mrs Bayley mentioned that she would initially visit the site to assess the impact of the development, and that if further to that visit she considered that she needed to look at it from your property she would then contact you to make the necessary arrangements. Turning to the second issue regarding breaches of conditions, you mentioned that the car parking area whilst being used had not been finished with the application of the top surface. Mrs Bayley mentioned that this could be because of the proposal to erect two garages on part of it. You also raised a number of other issues and Mrs Bayley suggested that you put them in writing to the enforcement team so that you could be sure that you had listed all concerns, so that we could in turn, provide you with a detailed response.

I subsequently spoke to you on the 18 November and went over again the issues that you had previously raised with Mrs Bayley. It seemed to me that you had three main areas of concern firstly, the current invalid application, secondly the dormer window inserted into the rear roof slope of 3 The Villas and finally the developers failure to finish the car parking area. I said that we would look at the latter, but that the other two were not matters that needed attention. The first of those I have addressed above as part of summarising your conversation with Mrs Bayley, and the position remains the same. The second the dormer window we discussed at length and I referred to previous correspondence on the matter in addition to conversations that you had at the time with my colleague Mr Nicholson. In summary the insertion of the dormer window comprises a type work that parliament has decided can be carried out as permitted development without having to make a specific application for planning permission. As you are aware this Council have issued a formal determination to the developer that this is the case.

You mentioned that the property is now a flat and that in your opinion this changes the position as flats do not have the same rights for alterations and extensions as houses.. However, when the actual works were carried out the last lawful use of the building was as a dwelling house and its subsequent alteration to form a flat does not alter the position.

I recognise that you have concerns about the dormer window and its impact on your privacy. However, the position is that it did not need planning permission and there is no action that we can take to address your concerns.

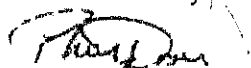
Conclusion

I cannot accept that we have not listened or responded to your concerns. I can only reiterate the suggestion made by Mrs Bayley, which I repeated in our conversation, that you write in outlining all your concerns and we will endeavour to provide a response.

Appeal

If you are dissatisfied with my decision, you may write to Susan Kitchen, Development Management Manager, at the address below or email skitchen@aylesburyvaldc.gov.uk

Yours sincerely



Philip Dales
Enforcement Team Leader

Copy to file
1/11/11

Office@buckingham-tc.gov.uk

From: J Howarth
Sent: 09 February 2015 16:39
To: office@buckingham-tc.gov.uk
Subject: Planning comment by Buckingham TC

The Town Clerk
Buckingham Town Council
9 February 2015
Dear Mr Wayman,
23 Chandos Road

I have noted with surprise part of the council planning committee's objection, dated 29 January 2015 and submitted by the council as a consultee to AVDC, in connection with our proposed work at 23 Chandos Road. Whilst the council is of course entitled to submit whatever it chooses, its comments in this case are at least partly erroneous.

1. The house was built after 1884; to describe it as dating from 1835, as stated in the objection, is wrong and displays a lack of care.
2. The paragraph in the conservation area document referred to is also in part incorrect and accordingly a reference to it could be misleading.
3. To describe a putative structure as 'shoddy' is grammatically incorrect / impossible. The OED definition of shoddy (as an adjective) is "Having a delusive appearance of superior quality." This cannot apply to something that does not exist. It is difficult to avoid the impression that this was a gratuitous comment intended to bolster a subjective objection. The application documents in any case make it clear that materials of good quality would be used.

I hope the committee will see fit to correct these inaccurate and / or misleading comments.

Yours sincerely,

Dr. J. Howarth

Jeremy J. A. Howarth

Office : +44 1280 815555

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Hexon Planning Consultancy Ltd

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*Registered Office
Company No. 7750342, Registered in England*

Date: 27th January 2015

AVDC Application Ref No. 15/00051/AOP

County Engineer
Highways Dept
Bucks County Council
County Hall
Aylesbury

Dear Sir/Madam

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

I write on behalf of Maids Moreton Parish Council.

I understand that you will be providing advice to AVDC planners in respect of highway safety issues for the above planning application

The site falls within the boundaries of Maids Moreton Parish, although is more closely related to Buckingham.

You will be aware of the significant development pressures that Buckingham is currently facing and the impacts that this is and will have on the towns infrastructure.

Maids Moreton Parish Council has noticed an increase in the volume of traffic using its network since the occupation of the large housing developments on the Moreton Road. Commuters now try to avoid the town centre, in particular the 'Old Gaol' roundabout, due to the restricted nature of this historic road layout.

This has had a particular impact on Mill Lane in Maids Moreton, with residents of these new developments using this Lane to get across to the A422, thereby avoiding Buckingham Town Centre. Mill Lane is narrow with banks and hedges, together with blind bends and no refuge for pedestrians. Due to these restrictions it is understood that Mill Lane has a 'Road Traffic Order' (TRO) in place to restrict or prohibit larger vehicles using the Lane.

With regard to the above application, whilst it is noted that no vehicular access points are shown directly onto Mill Lane, concern is raised that any future commuters wishing to travel northwards, will undoubtedly use Mill Lane rather than routing through the town. It is also noted that the 'Illustrative Masterplan', shows an emergency vehicular access point onto Mill Lane and it is asked whether a large fire engine would be in breach of the TRO if it needed to use this access point?

With regard to the proposed pedestrian access onto Mill Lane, the 'Illustrative Masterplan' shows the provision of a new footway linking the development site to the village. It is asked that careful consideration is given to whether this is feasible to implement due to; the restricted width of the carriageway; differing site levels; whether Church land would be encroached upon; or result in damage to the historical church boundary wall. It should be noted that any damage to this heritage asset would require a separate legal approval by the Consistory Court of the Diocese of Oxford.

The documentation submitted with the application considers that the proposal would result in a sustainable development, in relation to transport issues, paragraph 38 of the NPPF states:

For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.

The Department of Transport's Local Transport Note 1/04 - Policy, Planning and Design for Walking and Cycling, advises that there are limits to the distances generally considered acceptable for utility walking and cycling. The mean average length for walking journeys is approximately 1 km (0.6 miles) and for cycling, it is 4 km (2.4 miles) to reach a functional destination. This is dependent on many factors including topography, weather and the walking environment including directness of the route.

The proposed development would not provide any retail offer and the village of Maids Moreton does not have a local shop. The nearest convenience store to serve this development proposal would be BP garage in Buckingham High Street which is excess of 1200m from the western most edge of the application site (following footways). In addition to this, further walking distances would be incurred when considering the proposed residential units in the northern areas of the site. Other essential services such as doctor's surgeries, dentists and pharmacies are situated within Buckingham town centre and adding a further 350m (1550m in total).

It is therefore considered that any future residents of this development would be highly reliant on a motor vehicle to access all essential services, resulting in a high volume of vehicular trips per household and added strain to the existing highway network.

The submitted Travel Plan, seeks to reduce single occupancy car driver trips by promoting walking, cycling and public transport. However, due to the lack of essential services within reasonable walking distances together with the limited public transport opportunities available, it is not considered this would be achieved and consequently, the development would fail to comply with Paragraphs 34, 35, 37, and 38 of the NPPF.

Furthermore, it is considered that this application should not be assessed in isolation in relation to its impact on the existing highway network.

Buckingham and the immediate locality have been subject to a number of recent planning approvals for large housing developments, *not* all of which have been completed and consequently it is not yet possible to assess the overall impact these developments.

It is therefore imperative that this proposal is assessed in the light of these planning approvals, as listed below.

Recent approvals for larger housing developments within the locality

Tingewick (14/01958/AOP) - Land off Main Street - 85 dwellings
Buckingham - (13/01325/APP) - North Of Park Manor Farm Moreton Road - 80 dwellings
(11/02116/AOP) - Tingewick Road Industrial Estate - 86 Dwellings (detailed application currently pending consideration)
(12/02104/APP) - Rear Of Market Hill West Street - 49 dwellings
(06/01809/APP) - Land Off Moreton Road - 200 dwellings
(09/01035/AOP) - South Of The A421 And East Of A413 London Road - 700 dwellings
(07/01003/APP) - Land Off Bridge Street - 99 Apartments
(13/03041/AOP) - Buckingham University (former Inov8 Site) Tingewick Road - 200 Student flats

** Buckingham (14/02601/AOP) - West Of Castlemilk Moreton Road - 130 Dwellings * Pending consideration*

The above amounts to 1499 new residential units (and 1629 units if the 14/02601/AOP gains consent), which will all impact on the existing highway network. The submitted proposal would add a further 400 dwellings.

Due to the cumulative impact of this development together with the existing outstanding approvals within the locality it is considered that the existing infrastructure/services would be subjected to excessive pressure, contrary to advice contained within the NPPF.

It is therefore respectfully requested that an objection is raised to this application due to the adverse impact that would result to the existing highway network.

Yours sincerely

C E Hems

Catherine Hems

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