



# BUCKINGHAM TOWN COUNCIL

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

Telephone/Fax: (01280) 816 426

Email: [Townclerk@buckingham-tc.gov.uk](mailto:Townclerk@buckingham-tc.gov.uk)  
[www.buckingham-tc.gov.uk](http://www.buckingham-tc.gov.uk)

Town Clerk: Mr. C. P. Wayman

Tuesday, 12 May 2015

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 18<sup>th</sup> May 2015 at 7pm** 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. **Election of Chairman**  
To elect a Chairman of the Committee for 2015 – 2016
2. **Election of Vice Chairman**  
To elect a Vice-Chairman of the Committee for 2015 – 2016
3. **Apologies for Absence**  
Members are asked to receive apologies from Members.
4. **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.
5. **Minutes**  
To receive the minutes of the Planning Committee Meeting held on Monday 27<sup>th</sup> April 2015 ratified at the Full Council meeting held on 11<sup>th</sup> May 2015.  

**Copy previously circulated**
6. **Buckingham Neighbourhood Development Plan**  
To receive an update from the Town Clerk.
7. **Action Reports**
  - 7.1 To receive action reports as per the attached list.
  - 7.2 (856/14: 4 The Villas) - response from the Environment Agency
  - 7.3 (853/14: Candleford Court)

**Appendix A**  
**Appendix B**

Buckingham



Twinned with Mouvaux, France



- 7.3.1 Response from PDD surveyors read into the last meeting, and the letter sent to BCC, for Members' information **Appendix C**
- 7.3.2 Response from the Environment Agency **Appendix D**
- 7.4 (887.4) Government guidelines for consultations **Appendix E**
- 7.5 (854/14; land behind Station Terrace) To note a letter from the University sent to Mr. Hopcraft re the land ownership; the further details referred to are available on the website or from the office **Appendix F**
- 7.6 (887.1 & 894.2, cable ties, Moreton Road II access) reply from Mrs. Kitchen **Appendix G**

## 8. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 20<sup>th</sup> May, 27<sup>th</sup> May and 11<sup>th</sup> June 2015, with SDMC meetings on 22<sup>nd</sup> May and 10<sup>th</sup> June 2015.

To consider planning applications received from AVDC and other applications

1. 15/01068/APP                      29-30 West Street, MK18 1HE  
Change of use of the ground and first floor from A1 retail to A3 (Restaurant-café); A4 (Drinking establishments) and A5 (Hot food take away)  
*Rance*
2. 15/01166/APP                      Sainsbury's Supermarkets Ltd., Chandos Road, MK18 1AP  
Removal of Condition 14 imposed by planning permission 13/00889/APP requiring submission and approval of a Travel Plan Framework  
*Sainsbury's Supermarkets Ltd.*
3. 15/01210/APP                      4 Waine Close, MK18 1FG  
Single storey rear extension  
*Baker*
4. 15/01298/APP                      33 Waine Close, MK18 1FF  
Single storey side extension to existing garage  
*McLaughlin*
5. 15/01376/APP                      The Royal Latin School, MK18 1AX  
Variation of Condition 4 of planning permission 12/01514/APP to allow a reduced landscaping scheme  
*Donoghue [RLS]*

*The following two applications may be considered together*

6. 15/01391/APP                      White Hart Hotel, MK18 1NL
7. 15/01392/ALB                      Formation of an external seating area to the front of the public house  
*Spirit Pub. Co.*

*The following application has been generated as 15/01115/HPDE was refused*

8. 15/01455/APP                      16 Overn Avenue, MK18 1LQ  
Single storey rear extension  
*Punter*
9. 15/01529/APP                      31 Woodlands Crescent, MK18 1PJ

Removal of existing canopy porch and replacement with new front porch  
*Jones*

10. 15/01536/ATN Land off Gawcott Road  
 The removal of the existing 15m mast and its replacement with a 15m mast, an additional radio equipment cabinet and development works ancillary thereto.  
*Telefonica (UK) Ltd.*

*For information only, not for consultation:*

11. 15/01336/ATP The Woodlands Moreton Road  
*[Maids Moreton Avenue, Page Hill end]*  
 Crown reduction of one Beech tree by 20% - reduce height to 20m and deadwood removal and Poison stump and sectional felling of one Lime tree.  
*AVDC*
12. 15/01338/ATP Holloway Spinney  
 Reduce height of one Ash tree to 20m and crown reduce of one Ash tree to height 15m and crown diameter of 12m.  
*AVDC*
13. 15/01467/ATP 1 Waglands Garden, MK18 1EA  
 Remove lowest 3 stems of one Wellingtonia in rear garden. Reduce crown to growth points and removing up to 1 metre overall. Deadwood crown.  
*Prior*
14. 15/01477/HPDE 8 Moreton Drive, MK18 1JQ  
 The erection of a single storey extension which would extend beyond the rear wall of the original house by 7m, for which the maximum height would be 3.99m and for which the height of the eaves would be 2.40m.  
*Brizell*

**9. Planning Decisions**

To receive for information details of planning decisions made by AVDC

**Consulted on:**

**Approved**

		<b>BTC response</b>	<b>Officer recomm<sup>n</sup>.</b>
14/00653/APP Chandos Rd.	Sainsbury's Car park, bollards & landscaping	Oppose	
15/01105/AGN Castlefields	Erection of agricultural grainstore	No Objections	
15/01111/APP 7 Treefields	Single storey rear extension	No Objections	

**Refused**

15/00753/APP } 3 Well Street	Ch/use from garage to flats	No Objections	
15/00754/ALB }			

**Not consulted on:**

**Approved**

15/00878/ACL 11 Lenborough Rd.	New fencing & drive, alts. to garage	n/a	
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**Refused**

15/01062/HPDE 46 Highlands Rd.	Permitted rear extension	n/a	
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**Prior approval not required**

15/00804/HPDE 27 Meadway	Permitted rear extension	n/a	
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- 10. Case Officer Reports (& Recommendations)**  
**10.1 Strategic Development Control (22<sup>nd</sup> May 2015)**  
Details not available at date of issue of this agenda  
**10.2 Development Control (20<sup>th</sup> May 2015)**  
15/00520/APP – notified but no officer report available at date of issue of this agenda  
*Members have been circulated with a request to consider whether a changed response is appropriate following amendments to the plans.*
- 11. Enforcement**  
11.1 To note that Mrs. Robinson has complained that a doorway is being installed in the rear (roadside) wall of the new garage at 4 The Villas, and that this has been passed to Enforcement to look into as it is not on the plans as approved.  
11.2 To report any new breaches
- 12. Transport**  
12.1 To note for information an acknowledgement from BCC of receipt of the responses for 15/01218/AOP & 15/01242/AOP (resulting from the Full Council meeting 27/4/15)  
12.2 To receive an update on the safety audit of the bypass roundabout, amongst other news **Appendix H**  
12.3 To discuss further action re the unlit lamp in Ford Street – Cllr. Hirons.  
12.4 To report any damaged superfluous and redundant signage in the town.
- 13. Access**  
To report any access-related issues.
- 14. Any other planning matters**  
14.1 To receive and discuss changes proposed by AVDC, Planning Committee terms of reference are included for information only **Appendix I**  
14.2 To receive and agree the Terms of Reference for the Tree subcommittee **Appendix J**  
14.3 Street Naming: to discuss themes for each site in the Neighbourhood Plan **PL/01/15**
- 15. Correspondence**  
15.1 To receive and discuss a response to a letter from Hallam Land Management re the Council's response to applications 15/01218/AOP & 15/01242/AOP **Appendix K**
- 16. Budget**  
To receive confirmation of the Committee budget and decide on any purchases. **Appendix L**
- 17. News releases**  
To agree any News Releases generated by the meeting
- 18. Chairman's items for information**
- 19. Date of the next meeting:** Monday 8<sup>th</sup> June 2015 following the Interim Council meeting.  
To Planning Committee:  
Cllr. M. Cole  
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  
Mr. I. Orton (co-opted member)

**ACTION LIST**  
**Planning responses**

**Appendix A**

Minute	Urgent responses sent	Responses posted
888/14	One (15/01010) on 28/4/15 and two from Full Council on 29/4/15 via website; one by email 30/4/15 (officer request – response date changed to 4/5/15 from 11/5/15 due to their error) Remainder via website 5/5/15	All 5/5/15

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
Transport	1/7/13 186/13	<b>All Members</b>	Reduction of sign clutter	To be standard agenda item		
	16/3/15 796.2 7/4/15 853.1	25/3/15 9/4/15	Report sign at Badgers And again			
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		Quarterly update to be prepared	June agenda		
Guide for new Councillors	16/3/15 797.2 & 799	May 2015	Incorporate 2014 stats & circ. to all new Cllrs	Updated to include BNDP policies and circulated		
Candleford Court	22/12/14 607.1/14 16/2/15 732.1	7/1/15 20/2/15	Letter as minuted Sandbags by sluice;	<b>Chased 5/2/15 and 20/2/15 &amp; 20/3/15</b>	Chase of above added to new letter	Sandbags only →7/4
	16/3/15 791/14	31/3/15	Letter to W Ryesdale	Passed to R.Newall, resp. 9/4/15 →27/4		
	7/4/15 853/14 27/4/15 887.2	15/4/15	Letters to EA & Lagan Review planning process	<b>Responses agenda 7.3 May agenda</b>		
BCC Waste & Minerals consultation	16/3/15 797/14	31/3/15	Letter to Cabinet Member as minuted	16/4/15		
	27/4/15 887.4	7/5/15	Find DCLG standards for consultations	<b>Agenda 7.4</b>		
Travel Plans (effectiveness)	16/3/15 798.2 27/4/15 887.3	31/3/15 7/5/15	Letter as minuted Ask schools about theirs	8/4/15		
15/00912/ATP	7/4/15 854/14	17/4/15	Letter to University	<b>University have replied to Ian Hopcraft copy attached, Agenda 7.5</b>		
4 The Villas	7/4/15 856/14	17/4/15	Letters AVDC & EA re remaining	<b>EA response Agenda 7.2</b>		

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
	27/4/15 887.1		concerns Post-election, write to new AVDC Chairman re treatment of Mrs.Robinson			
BCC Transport matters	7/4/15 858.4		Cyclists Dismount signs	<b>BCC have in hand</b>		
			Cotton End steps			
Dukes Court garden gate	7/4/15 859/14	17/4/15	Letter to managing agents			
AVDC website	7/4/15 860/14	ongoing	Continue listing problems for new Cabinet Member			
Encroachment into verge on Cycleway	7/4/15 863.3  27/4/15 887.5	17/4/15	Identify property involved & write <b>Town Clerk</b> to check owner of land with LR then → Environment	21/4/15  <b>Environment Agenda 1<sup>st</sup> June</b>		
Yellow notices	27/4/15 887.1	7/5/15	Suggestion to photo when put up	<b>Agenda 7.6</b>		
Access – Moreton Road II	27/4/15 894.2	7/5/15	Ask how entrance conforms with disability legislation	<b>Passed to Officers for response, see Agenda 7.6</b>		
<b>Enforcement reports and queries</b>						
13 High Street	16/3/15 795.3	17/3/15 with photo	New signage	"13" needs permission; remainder awaiting HBO decision		
<b>News releases</b>						
	27/4/15 896/14	8/5/15 (Town Clerk)	BNDP Toilets			

Action awaiting response

Action yet to be taken

Action completed **new response**

Awaiting response

Not yet done

creating a better place



Ms Katharine McElligott  
Buckingham Town Council  
Verney Close  
BUCKINGHAM  
MK18 1JP

**Our ref:** WA/2015/120439/01-L01  
**Your ref:** Min.853/14  
**Date:** 30 April 2015

Dear Ms McElligott

**Development of 2 semi-detached houses  
3 The Villas, Stratford Road, Buckingham MK18 1NY**

Thank you for your letter of enquiry, which we received on 20 April 2015.

We were consulted by Aylesbury Vale District Council on planning application 09/02070/APP. As the site lies in Flood Zone 2, this fell under our standing advice and we made no comment.

We were not consulted on planning application 14/02882/APP as this also fell under our standing advice.

Yours sincerely

**Mrs Cathy Harrison  
Planning Advisor**

Direct dial 01491 828515  
Direct e-mail [planning-wallingford@environment-agency.gov.uk](mailto:planning-wallingford@environment-agency.gov.uk)



21 April 2015  
BH0464/3.4/095/CM/cvm

Mrs Katharine McElligott  
Clerk to the Planning Committee  
Buckingham Town Council  
Town Council Offices  
Room 32  
Buckingham Centre  
Verney Close  
Buckingham  
MK18 1JP



**SURVEYORS**

198 Silbury Boulevard  
Central Milton Keynes  
MILTON KEYNES MK9 1JN  
Telephone 01908 690630  
Facsimile 01908 691166  
www.pddsurveyors.com

Dear Mrs McElligott

BRIDGE STREET BUCKINGHAM (CANDLEFORD COURT)

Further to your letter to The Guinness Trust dated 7 January 2015 as Employers Agent for Guinness on this scheme we confirm the following:

- the path within the aquatic area will be constructed and opened to the public in line with the planning permission
- access over areas outside our clients ownership cannot be commented upon
- Guinness are and will continue to organise appropriate levels of general management of the site and its landscaping for the foreseeable future

Yours sincerely

CHARLOTTE MARINOS  
SENIOR QUANTITY SURVEYOR

cc. The Guinness Partnership



Regulated by RICS

Planning Design Development Limited  
Registered in England No. 2078037  
Registered Office at the above address





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

Mr. Ian Boll  
Regeneration & Infrastructure Dept.  
Bucks. County Council  
County Hall  
Aylesbury  
HP20 1UA

22<sup>nd</sup> April 2015

Our Ref: Min 853/14

Dear Mr. Boll,

## REF: RIVERSIDE FOOTPATH, VERNEY CLOSE, BUCKINGHAM

For some time Members have been attempting to get a footpath permitted under planning application 07/01003/APP - Erection of 99 apartments, 4 Mews Houses, retail unit, cafe, car parking and Riverside amenity area including footpath link and semi aquatic area - Land Off Bridge Street Buckingham (development now known as Candleford Court) completed and opened.

We have at last received the enclosed response from representatives of The Guinness Trust, who are the Housing Association in charge of most of the housing on the site, and it seems the developers have failed to negotiate passage over the part of the proposed footpath not in their ownership – the short length along the riverside end of the Verney Close woodland between their site boundary and the bridge to the Skatepark where a trodden path already existed. See the drawings below.

We are drawing this to your attention in the hope that BCC would have no objection to the use of this short length of riverbank and allow the opening up of the path as a public amenity for residents, and so that – should the agents get in touch – you will be aware of the background to their approach.

Yours sincerely,

Mr. C. P. Wayman  
Town Clerk

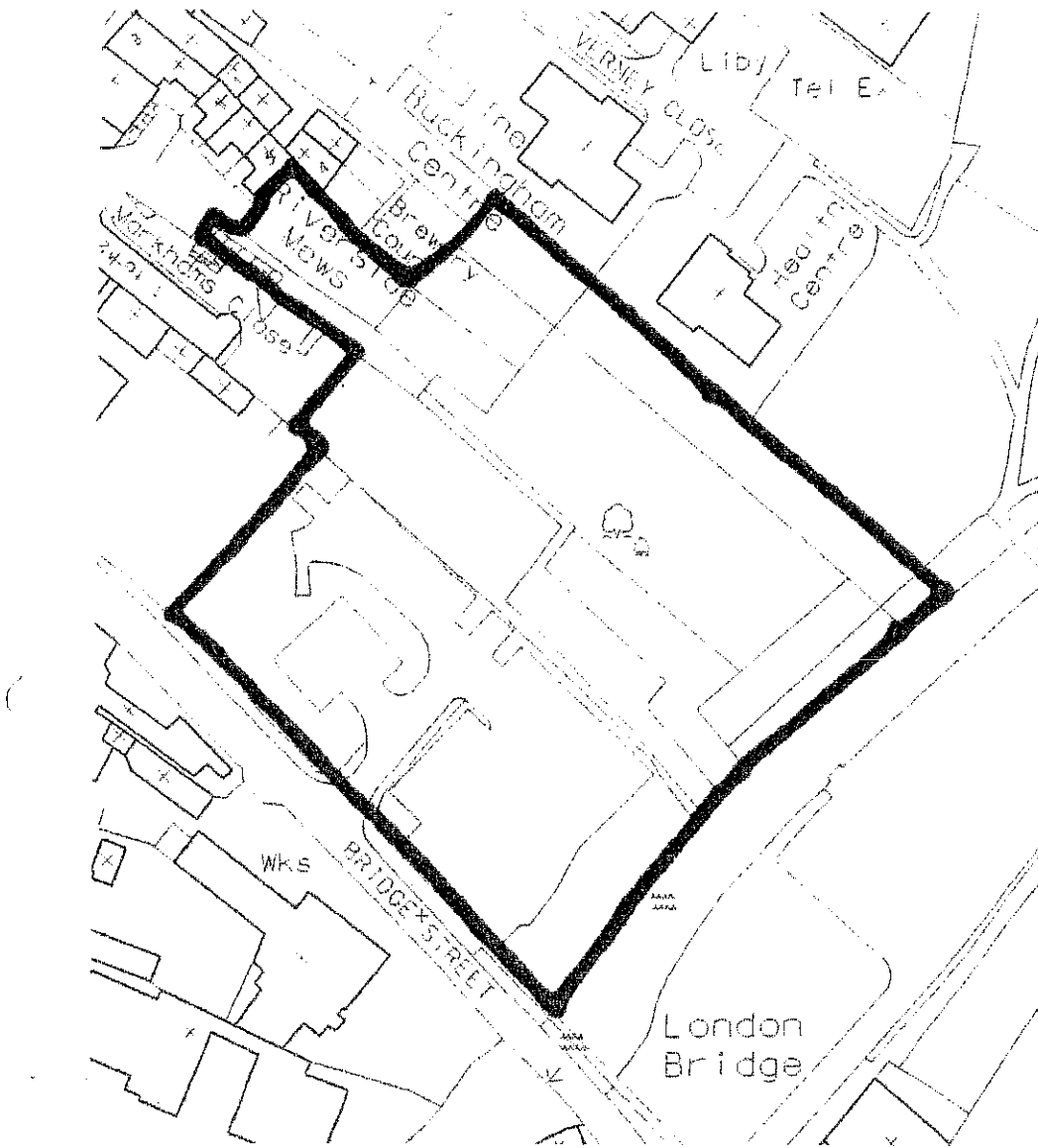
enc: letter from PDD surveyors

Buckingham



Twinned with Mouvaux, France





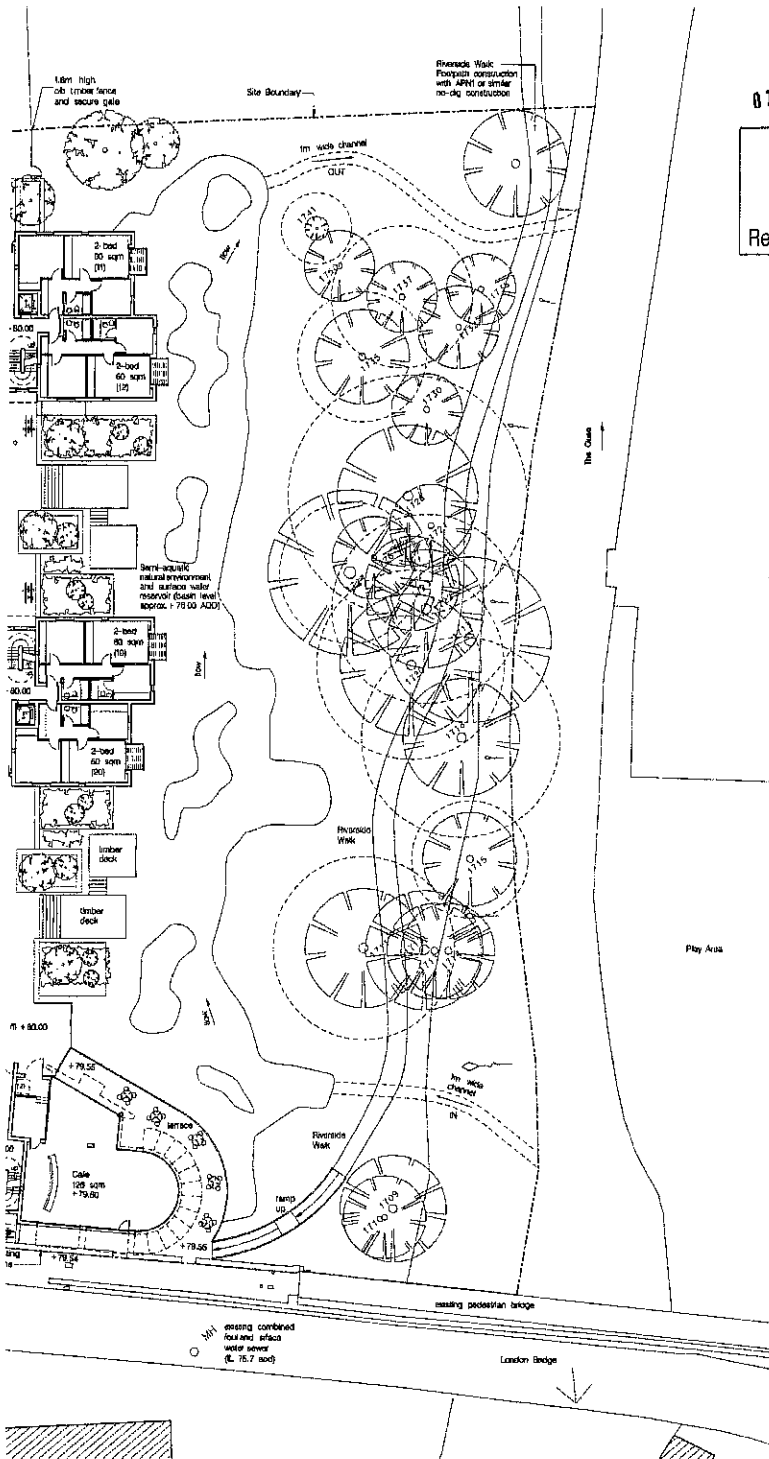
The site boundary

(drawing scale 1:1250)

# Riverside Walk: Footpath construction with APN1 or similar no-dig construction



detail of top label for convenience ↓



Section of approved drawing from application 07/01003

**Office@buckingham-tc.gov.uk**

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**From:** Harrison, Catherine <cathy.harrison@environment-agency.gov.uk>  
**Sent:** 01 May 2015 16:53  
**To:** Office@buckingham-tc.gov.uk  
**Subject:** RE: Reference Min.853/14

Dear Mrs Elligott

I have passed this onto our flood risk advisors (Partnership and Strategic Overview department) via the following email address [ANC.enquiries@environment-agency.gov.uk](mailto:ANC.enquiries@environment-agency.gov.uk)  
 They will be in touch with you directly.

Regards

Cathy Harrison

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**From:** [Office@buckingham-tc.gov.uk](mailto:Office@buckingham-tc.gov.uk) [<mailto:office@buckingham-tc.gov.uk>]  
**Sent:** 01 May 2015 09:56  
**To:** Harrison, Catherine  
**Subject:** RE: Reference Min.853/14

I apologise for not including the application number.  
 07/01003/APP

Katharine McElligott

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**From:** Harrison, Catherine [<mailto:cathy.harrison@environment-agency.gov.uk>]  
**Sent:** 30 April 2015 15:49  
**To:** [office@buckingham-tc.gov.uk](mailto:office@buckingham-tc.gov.uk)  
**Subject:** Reference Min.853/14

Dear Mrs Elligott

I am in receipt of your letter regarding Candleford Court. Please could you supply me with a planning application reference number, so that I can investigate this further.

regards

**Cathy Harrison**  
**Planning Advisor**  
**Environment Agency**

**PLEASE NOTE:** From 15 April, we are no longer statutory consultees for surface water for sites over one hectare. Responsibility for assessing surface water drainage proposals for major applications is passed to the relevant Lead Local Flood Authority (LLFA) from this date. We may still comment on surface water drainage concerning contamination or pollution prevention.

Our **flood risk standing advice** has been updated:  
 for local authorities <https://www.gov.uk/flood-risk-assessment-local-planning-authorities>  
 for developers <https://www.gov.uk/flood-risk-assessment-local-planning-authorities>

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

## Consultation Principles

This guidance sets out the principles that Government departments and other public bodies should adopt for engaging stakeholders when developing policy and legislation. It replaces the Code of Practice on Consultation issued in July 2008. It is not a 'how to' guide but aims to help policy makers make the right judgments about when, with whom and how to consult. The governing principle is proportionality of the type and scale of consultation to the potential impacts of the proposal or decision being taken, and thought should be given to achieving real engagement rather than merely following bureaucratic process. Consultation forms part of wider engagement and decisions on whether and how to consult should in part depend on the wider scheme of engagement.

Policy makers should bear in mind the Civil Service Reform principles of open policy making throughout the process and not just at set points of consultation, and should use real discussion with affected parties and experts as well as the expertise of civil service learning to make well informed decisions. Modern communications technologies enable policy makers to engage in such discussions more quickly and in a more targeted way than before, and mean that the traditional written consultation is not always the best way of getting those who know most and care most about a particular issue to engage in fruitful dialogue.

### Subjects of consultation

There may be a number of reasons to consult: to garner views and preferences, to understand possible unintended consequences of a policy or to get views on implementation. Increasing the level of transparency and increasing engagement with interested parties improves the quality of policy making by bringing to bear expertise and alternative perspectives, and identifying unintended effects and practical problems. The objectives of any consultation should be clear, and will depend to a great extent on the type of issue and the stage in the policy-making process – from gathering new ideas to testing options.

There may be circumstances where formal consultation is not appropriate, for example, where the measure is necessary to deal with a court judgment or where adequate consultation has taken place at an earlier stage for minor or technical amendments to regulation or existing policy frameworks. However, longer and more detailed consultation will be needed in situations where smaller, more vulnerable organisations such as small charities could be affected. The principles of the Compact between government and the voluntary and community sector must continue to be respected<sup>1</sup>.

### Timing of consultation

Engagement should begin early in policy development when the policy is still under consideration and views can genuinely be taken into account. There are several stages of policy development, and it may be appropriate to engage in different ways at different stages. As part of this, there can be different reasons for, and types of consultation, some radically different from simply inviting response to a document. Every effort should be made

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<sup>1</sup> "Where it is appropriate, and enables meaningful engagement, conduct 12-week formal written consultations, with clear explanations and rationale for shorter time-frames or a more informal approach." The Compact (Cabinet Office 2010) para 2.4)

to make available the Government's evidence base at an early stage to enable contestability and challenge.

Timeframes for consultation should be proportionate and realistic to allow stakeholders sufficient time to provide a considered response and where the consultation spans all or part of a holiday period<sup>2</sup> policy makers should consider what if any impact there may be and take appropriate mitigating action. The amount of time required will depend on the nature and impact of the proposal (for example, the diversity of interested parties or the complexity of the issue, or even external events), and might typically vary between two and 12 weeks. The timing and length of a consultation should be decided on a case-by-case basis; there is no set formula for establishing the right length. In some cases there will be no requirement for consultation, depending on the issue and whether interested groups have already been engaged in the policy making process. For a new and contentious policy, 12 weeks or more may still be appropriate. When deciding on the timescale for a given consultation the capacity of the groups being consulted to respond should be taken into consideration.

### **Making information useful and accessible**

Policy makers should be able to demonstrate that they have considered who needs to be consulted and ensure that the consultation captures the full range of stakeholders affected. In particular, if the policy will affect hard to reach or vulnerable groups, policy makers should take the necessary actions to engage effectively with these groups. Information should be disseminated and presented in a way likely to be accessible and useful to the stakeholders with a substantial interest in the subject matter. The choice of the form of consultation will largely depend on: the issues under consideration, who needs to be consulted, and the available time and resources.

Information provided to stakeholders should be easy to comprehend – it should be in an easily understandable format, use plain language and clarify the key issues, particularly where the consultation deals with complex subject matter. Consideration should be given to more informal forms of consultation that may be appropriate – for example, email or web-based forums, public meetings, working groups, focus groups, and surveys – rather than always reverting to a written consultation. Policy-makers should avoid disproportionate cost to the Government or the stakeholders concerned.

### **Transparency and feedback**

The purpose of the consultation process should be clearly stated as should the stage of the development that the policy has reached. Also, to avoid creating unrealistic expectations, it should be apparent what aspects of the policy being consulted on are open to change and what decisions have already been taken. Being clear about the areas of policy on which views are sought will increase the usefulness of responses.

Sufficient information should be made available to stakeholders to enable them to make informed comments. Relevant documentation should be posted online to enhance accessibility and opportunities for reuse. To ensure transparency and consistency of approach, all consultations should be housed on the Government's single web platform (GOV.UK).

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<sup>2</sup> Holiday period assumptions: Easter = 5 Working Days (1 Week); Summer (August) = 22 Working Days (4.2 Weeks); Christmas = 6 Working Days (1.1 Week)

To encourage active participation, policy makers should explain what responses they have received and how these have been used in formulating the policy. The number of responses received should also be indicated. Consultation responses should usually be published within 12 weeks of the consultation closing. Where Departments do not publish a response within 12 weeks, they should provide a brief statement on why they have not done so. Departments should make clear at least in broad terms what future plans (if any) they have for engagement.

### **Practical considerations**

Consultation exercises should not generally be launched during local or national election periods. If exceptional circumstances make a consultation absolutely essential (for example, for safeguarding public health), departments should seek advice from the Propriety and Ethics team in the Cabinet Office.

Departments should be clear how they have come to the decision to consult in a particular way, and senior officials and ministers should be sighted on the considerations taken into account in order to enable them to ensure the quality of consultations.

Departments should seek collective ministerial agreement before any public engagement that might be seen as committing the Government to a particular approach. Ministers are obliged to seek the views of colleagues early in the policy making process and the documents supporting formal consultations should be cleared collectively with ministerial colleagues. If departments are intending to use more informal methods of consultation, they should think about at what point, and with what supporting documentation, collective agreement should be sought. The Cabinet Secretariat will be able to advise on particular cases.

This guidance does not have legal force and does not prevail over statutory or mandatory requirements<sup>3</sup>.

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<sup>3</sup> Some laws impose requirements for the Government to consult certain groups on certain issues. This guidance is subject to any such legal requirement. Care must also be taken to comply with any other legal requirements which may affect a consultation exercise such as confidentiality or equality.



Ian Hopcraft,  
 AVDC Tree Officer,  
 Green Spaces Team,  
 Leisure Services  
 AVDC, The Gateway,  
 Gatehouse Road,  
 Aylesbury, HP19 8FF

The University of Buckingham  
 Buckingham  
 MK18 1EG  
 United Kingdom



22<sup>nd</sup> April 2015

Dear Mr Hopcraft

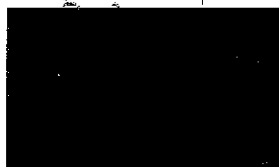
**RE: land rear of Station Terrace TPO application 15/00912/ATP**

I refer to the above application and your discussions with Mr Baccarella of Stelloo Developments Limited.

I can confirm that the University of Buckingham is the owner of the land to the rear of the site which was granted planning permission on 6<sup>th</sup> January 2015 on Decision Notice 14/02685/APP and the subject of the TPO application 15/00912/ATP. I attach Land Registry Title number BM251682 as proof of ownership.

I understand that the proposed planning application 15/00912/ATP if granted will be attached to the land, that any Conditions and Obligations as part of the consented planning permission will be the responsibility of the land owner, that the LPA will enforce the Conditions if not implemented, and that the Conditions will require the planting to be carried out within a given timescale and require replanting if the planting fails.

Yours sincerely



Colin Stocker  
 Estates Bursar



Title Number : BM251682

This title is dealt with by Land Registry, Leicester Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 21 APR 2015 at 16:53:45 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: BM251682
Address of Property	: Land on the South West side of Station Road
Price Stated	: Not Available
Registered Owner(s)	: THE UNIVERSITY OF BUCKINGHAM of Hunter Street, Buckingham MK18 1EG.
Lender(s)	: None

**Office@buckingham-tc.gov.uk**

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**From:** Kitchen, Susan <SKitchen@aylesburyvaledc.gov.uk>  
**Sent:** 07 May 2015 17:02  
**To:** 'Office@buckingham-tc.gov.uk'  
**Subject:** RE: Letters attached

Thanks Katharine

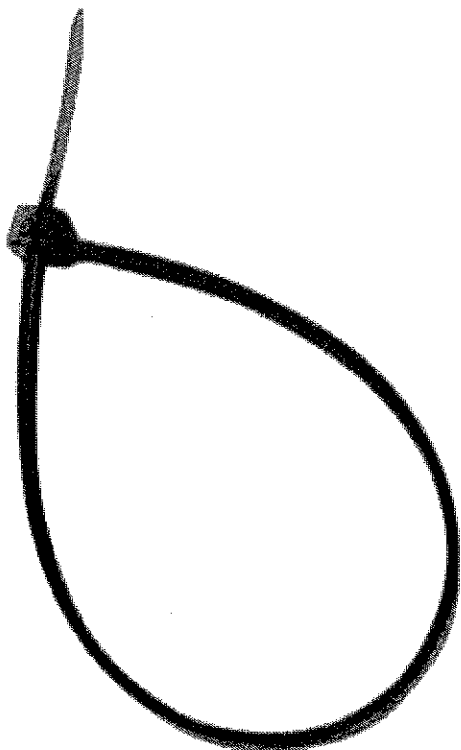
Kind regards

Susan Kitchen  
Development Management Manager  
Aylesbury Vale District Council  
The Gateway,  
Gatehouse Road,  
Aylesbury HP19 8FF  
Tel No: 01296 585436  
E mail: [skitchen@aylesburyvaledc.gov.uk](mailto:skitchen@aylesburyvaledc.gov.uk)

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**From:** [Office@buckingham-tc.gov.uk](mailto:Office@buckingham-tc.gov.uk) [<mailto:office@buckingham-tc.gov.uk>]  
**Sent:** 07 May 2015 16:57  
**To:** Kitchen, Susan  
**Subject:** RE: Letters attached

We do notify the officer, and some have been placed/replaced, some haven't. The photo would resolve any accusations of exclusion of the possibility of public comment.



We use cable ties (as above; they come in all sorts of lengths and pack sizes) for putting our events notices up; a reasonable pair of scissors or a pen-knife will cut through the tie when the event is over, but otherwise the slide buckle is almost undo-able.

Katharine

---

**From:** Kitchen, Susan [<mailto:SKitchen@aylesburyvaledc.gov.uk>]  
**Sent:** 07 May 2015 16:25  
**To:** 'Office@buckingham-tc.gov.uk'  
**Subject:** RE: Letters attached

Dear Mr Wayman

I have passed your letter regarding Moreton Road to Mark Aughterlony and Bill Nicholson to respond to you. Mark Aughterlony is still with us until later this month.

With regard to the comments on yellow planning notices we will look into the use of cables, the sustainability of cable materials available and the costs of doing so, so thank you for your suggestion.

With regard to taking photographs of the site notices we are looking into this as one of our new ways of working when officers visit the site. This does involve having the right equipment to be able to upload them on the system easily, and we are currently looking at purchasing these asap.

I can assure you that we do put up site notices in accordance with our normal practice so I am concerned that you refer to non existence of site notices . If there have been complaints of site notices missing, please alert the case officer and we will investigate whether a replacement notice is required . We would normally replace a notice if it is removed within 7 days of the notice being put up.

Kind regards

Susan Kitchen  
Development Management Manager  
Aylesbury Vale District Council  
The Gateway,  
Gatehouse Road,  
Aylesbury HP19 8FF  
Tel No: 01296 585436  
E mail: [skitchen@aylesburyvaledc.gov.uk](mailto:skitchen@aylesburyvaledc.gov.uk)

---

**From:** Office@buckingham-tc.gov.uk [<mailto:office@buckingham-tc.gov.uk>]  
**Sent:** 07 May 2015 15:17  
**To:** Kitchen, Susan  
**Subject:** Letters attached

Please find attached two letters arising from the last Planning meeting.

Katharine McElligott  
Clerical Assistant to theTown Clerk  
Buckingham Town Council  
01280 816426

Email: [office@buckingham-tc.gov.uk](mailto:office@buckingham-tc.gov.uk)  
Web Site [www.buckingham-tc.gov.uk](http://www.buckingham-tc.gov.uk)

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Transport • Economy • Environment

Martin Dickman  
Director Environment Services

**Buckinghamshire County Council**  
Transport Economy Environment  
6th Floor, County Hall  
Walton Street, Aylesbury  
Buckinghamshire, HP20 1UY

Telephone: 0845 230 2882  
[www.buckscc.gov.uk](http://www.buckscc.gov.uk)

Date: 8<sup>th</sup> May 2015  
Our Ref: AS 594

Dear Sir / Madam,

**Flooding Footway junction Meadway / Meadow Gardens with London Road, Buckingham.**

Following discussions with the local member and colleagues within Buckinghamshire County Council, I am pleased to announce that the periodic flooding caused by the undersized pipe under the footway at the above location, is to be enlarged. Works will commence on Monday 11<sup>th</sup> May and will take up to five days. Unfortunately this footway will be closed for the construction period but a diversion will be sign posted. The appointed contractor will be C. Dowdy from Radnage, who will complete the work as quickly as possible to limit the disruption and expedite the opening of the link. We would apologise for any inconvenience during period.

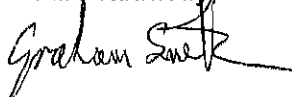
Whilst writing I can also update you as to progress with the Hallam Land Section 278 works:

We have been informed the completion of the acoustic fencing will commence during week of 11<sup>th</sup> May and it is hoped will be completed within two to three weeks.

Unfortunately we have missed the planting season so this will now be delayed until early autumn. The Stage 3 Road Safety Audit for the roundabout and associated highway works is due to be undertaken on Thursday 21<sup>st</sup> May 2015.

Should you wish to discuss further please do not hesitate to call my colleague Steve Essam on 01296 382834.

Yours faithfully,



G.P. Smith  
Transport Co-ordinator  
Development Management  
dd: 01494 586647  
mob: 07885 666927  
email: [gpsmith@buckscc.gov.uk](mailto:gpsmith@buckscc.gov.uk)



**Office@buckingham-tc.gov.uk**

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**From:** Membery, Jeff <JMembery@aylesburyvaldc.gov.uk>  
**Sent:** 11 May 2015 09:29  
**To:** Membery, Jeff  
**Cc:** Kitchen, Susan  
**Subject:** Changes to AVDC planning service over the coming months

Dear parishes

Over the coming months we will be making a number of changes to the way that we deal with planning applications. Most of the changes are to internal AVDC processes, however, you may find it useful to be aware of them, in particular:

1. The Government expects us to decide planning applications in good time, so we are aiming to make prompt decisions on all applications. This means we will be moving to a position where the decisions on most applications (majors excepted) will be taken a day or two after the 21 day statutory consultation limit ends.

In order to do this, parishes and other consultees will need to make their comments on applications within the 21 day statutory time limit. It is unlikely that we will be able to agree extensions to time limits, or to routinely give consultees 28 days to comment - as we do at present. The exceptions to this will be major applications, as we recognise that these include a larger number of documents to consider and the issues are often more complex.

Parishes may wish to note this when scheduling their planning committee meetings and considering delegated powers.

2. Where people make comments on applications by post or email, our planning staff have to scan and index these comments before they can appear on the website. As we are having to make savings following Government cuts to our funding, we are now in a position where we cannot guarantee that we can do this quickly.

Top priority will in future be given to the scanning and indexing of new application documents, so parishes and other stakeholders will have maximum available time to view them online. As a result comments made by post or email may take some time to display on the website.

Where a person making a comment believes it is important that their comment should show on the website quickly; they should make their comment through public access or consultee access. In doing this not only will the comment post on to the website immediately but it will help us keep our costs down.

In making their decision on applications, planning officers will consider all comments made, even any that are not yet showing on the website.

3. The changing nature and scale of the applications we receive, suggests that the current 'geographically based' team arrangements, eg East / West teams, may not be the best solution and we are looking at alternatives which we would hope to introduce later this year. We will keep you informed of such changes.
4. Planning officers will be focussed on making decisions on applications in a timely manner, based upon the evidence put before them by the applicant, consultees and other stakeholders and site visits.

This means that planning officers will not be able to spend the time that they have previously discussing applications with interested parties.

5. Instead, we are developing the mini-call centre for planning that we have been trialling for the last few months.

The mini-call centre will be covered by customer support staff, trained and empowered to deal with general enquiries from the public and other stakeholders.

Customer support staff will guide callers where to find information, give advice on what service to apply for, and what fees and charges apply as appropriate.

6. By the end of August 2015, we will have a new website. The planning pages will have been rewritten and the new website will make it easier to find information. We will be looking to make certain that the pages are clear and concise, avoid jargon and contains an effective search engine for all users, whether parish or public.
7. We will be arranging training for parishes to help new councillors learn about planning issues and the planning process. We will let you have details of the arrangement as soon as possible.

We will keep you informed as these changes progress and come into force, but we wanted to give you advanced notice of them so that you are aware of what we are working towards.

Kind regards

*Jeff Membery*

Jeff Membery  
Planning Review Implementation Manager

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## Buckingham Town Council

### Terms of Reference

Date Agreed: 6/05/2014

Minute Number: 7/14

Prepared by:

Christopher Wayman

Version: 2.0

#### Name

1. The Committee shall be known as the **PLANNING COMMITTEE**.
2. The Committee may be referred to as Planning.

#### Membership

3. Membership of the Committee is open to any Councillor who wishes to be a member
  - 3.1. Councillors who are not Members of the Committee may attend the meeting, but they may not vote on a decision.
4. The Committee shall be subject to a quorum of 3 or one third of its membership, whichever is greater.
5. In the event of an inquorate meeting, the Chairman, Vice-Chairman and the Mayor may agree a response to a time-sensitive application, either by re-arranging the meeting or, should time not allow, agree a decision in line with Council Policy and planning history. Should one or all of the designated Councillors not be present or available then those present, numbering not less than three, shall agree a response.

#### Chairman

6. The Committee shall elect a Chairman at the first meeting after the Annual Town Council Meeting. The Chairman's period of office is for one year.
7. The Committee shall elect a Vice-Chairman at the first meeting after the Annual Town Council Meeting. The Vice-Chairman's period of office is for one year.
8. The Chairman if present shall Chair the Committee meeting.

#### Conduct of the Meeting

9. All meetings of the Planning Committee shall be convened in accordance with the Town Council's standing orders and current legislation.
10. All business undertaken at the Planning Committee shall be done in accordance with the Town Council's standing orders and current legislation

#### Area of Operations

11. The Committee shall be responsible for and have the authority for (unless stated elsewhere) the following aspects of the Town Council's functions:
  - Planning Applications (excluding those for more than 20 houses or for new multi-unit retail and **multi-unit** industrial developments)
  - Transport

- Forward planning
- Planning Enforcement

12. In addition to the areas of operation above the Planning and Development Committee has the following responsibilities:

- 12.1 to undertake all powers and duties of the Council in respect of the powers conferred on it from time to time under the Town and Country Planning Acts and the Orders and Regulations including development control and the Local Development Framework process and any other strategic plans for Aylesbury Vale
- 12.2 to undertake all powers and duties of the Council in respect of Neighbourhood Planning and Development under the Localism Act
- 12.3 to make representations to the Local Planning Authority on applications for planning permission which have been notified in accordance with the relevant legislation which are below 20 housing units and non-mixed development.
- 12.4 the determination of responses on behalf of the Council in respect of all applications relating to the preservation and other works with respect to trees and tree preservation orders
- 12.5 to make suggestions in respect of street naming.
- 12.6 to make representations involving Listed Buildings and the Conservation Area in Buckingham
- 12.7 to act as the consultee and make representations as required in respect of all matters relating to roads and highways including, road signs, street furniture, street lighting, car parking, traffic management, footpaths, traffic regulations and bus services
- 12.8 Public Services – to act as the consultee, make representations, and support as required all matters relating to
  - housing strategy
  - public/community transport including Local Transport Plans
  - utility services (gas, electricity, telecommunications, water, sewerage, flooding, etc)
  - waste infrastructure
  - mineral extraction
  - planning policy changes

### **Further Information**

- 13. The Committee has authority to proceed with all items within its budget, but must refer to full Council when non budgeted expenditure is anticipated.
- 14. The Committee shall appoint sub committees and working groups as and when it is deemed necessary and shall set out Terms of References for those bodies
- 15. The Committee shall undertake reviews of Terms of Reference as and when appropriate for sub-committees and working groups under its remit, and should make recommendations to Full Council regarding its own Terms of Reference.



### Terms of Reference

1. The subcommittee shall be known as the Tree Application Subcommittee.
2. The subcommittee will have delegated authority to make response on behalf of the Buckingham Town Council Planning Committee to tree works applications received from AVDC if the response date for any application falls before the next scheduled Planning Committee meeting.
3. The subcommittee will work within the Planning Committee Terms of Reference.
4. The subcommittee will report its response to the immediately following Planning Committee meeting.
5. The subcommittee may include Councillors who are designated Tree Wardens, whether or not these Councillors are Members of the Planning Committee.
6. A minimum of three members of the subcommittee may agree the response to the application, including making recommendation that a Protection Order be drawn up for the subject tree/trees; these three to include the Chairman of the Planning Committee and a Tree Warden.
7. The subcommittee will meet only as and when required.

**BUCKINGHAM TOWN COUNCIL PLANNING COMMITTEE**  
**18<sup>th</sup> May 2015**

**Agenda item 14.2**

**Contact Officer:** Mrs. K. McElligott

**Street Naming**

**Background**

The Town Clerk has suggested that the Planning Committee prepare lists of suggestions for naming streets in the Neighbourhood Plan areas designated for development.

Many of the existing estates have themes for their street names. These are:

Badgers	Native Mammals (phase 1), birds (phase 2) & trees (phase 3)
Heartlands	Ducks + name of house demolished to allow development
Lace Hill	Lace making materials, terms and patterns <sup>1</sup>
Linden Village	Field names <sup>2</sup> + councillors & aldermen
Mount Pleasant	Native wild flowers + notable councillors + original landowner
Moreton Grange	Mainly family names of the Dukes of Buckingham <sup>3</sup>
Moreton Road I	Notable Councillor + rare breeds of sheep <sup>4</sup>
Moreton Road II	Rugby – including 6 names of notable local players
Page Hill	English Civil War mostly + councillors + field names
Shopping Centre & Car Park	Cornwall's Butchers (where Prego is now); "Cornwall Place" is a misapprehension of the owners of that side of the shopping area
Industrial Parks	Field names + the osier bed by the stream

The areas in the BNDP are:

(Site B	Canal area, east of the bypass – for green space and Tourism, probably no names required)
Site C (reserve site)	Employment Area bounded by the old Bletchley Road, the bypass and the A421
Site E	Employment Area behind Gawcott Fields and south of Osier Way and the Swan Business Park
(Site F	Allotment & Cemetery site, probably no names required)
Sites G & H	Subject of planning application 15/01218/AOP – 400 houses
Site I	Tingewick Industrial Park West for residential
Site J	Small site on Tingewick Road between G and the old railway
Site K	Tumblers area on Bridge Street
Site M (reserve site)	Brackley Road beyond Cox & Robinson
Site Q	Employment area south of the Industrial Park

<sup>1</sup> all specifically Buckingham lace

<sup>2</sup> There are a few left unused but some are unacceptable

<sup>3</sup> Watchcroft is a field name

<sup>4</sup> Mr. Whitehead farmed at Chackmore, was a member of the Rural District Council and other bodies for many years, and was an early supporter of the Rare Breeds Society

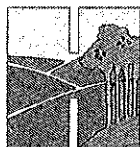
**Other areas:**

1. Tingewick Industrial Park east: permission granted for 86 dwellings; probably two street names at most (one access, one behind parallel to the river), plus two blocks of flats; developer has called it Clarence Park
2. Hamilton Precision site; decision pending on 59 dwellings; one road, 3 blocks of flats
3. Market Hill, permission granted for 49 dwellings, probably one road (entrance + triangular loop)
4. Land at Station Terrace, permission granted for 6 dwellings, one road (cul-de-sac); though not impossible these will be numbered as a continuation of Station Terrace
5. (possibly) Lace Hill Employment Area & Health Centre – now that Sainsbury's have withdrawn could be redesigned completely with small units
6. Moreton Road Phase III, one spine road, maybe side closes

**Further suggestion**

For the sanity of postmen and delivery drivers, and speedy attendance of emergency vehicles, there should be more, rather than fewer names; Members might like to occupy a coffee break tracing the numbering of Bobbins Way on the attached map (clue: odds from 1 to 49, excluding 13, evens from 2 – 32; there are no other 'missing' numbers. Watch out for №16). I would suggest that Nos 31 - 49 and 12 - 32 could easily have been a different street name, and some of the sequences are counter-intuitive (e.g. 7-17).





## Hallam Land Management

Unit 3 Apex Court, Woodlands, Bradley Stoke, Bristol BS32 4JT  
 t: 01454 625532 f: 01454 625534  
 e: hallamlandswest@henryboot.co.uk  
 www.hallamland.co.uk

Our ref:

Your ref:

Date: 12 May 2015

Mr Chris Wayman  
 Town Clerk  
 Buckingham Town Council  
 The Buckingham Centre  
 Verney Close  
 Buckingham  
 MK18 1JP

Dear Chris

**Tingewick Road, Buckingham**

We welcome the engagement of the Town Council in the evolution of our development proposals for Site G of the submission version of the Buckingham Neighbourhood Development Plan (BNDP). We note that the Town Council resolved to oppose the current submission, albeit mainly as a result of the lack of time to clarify certain matters within the statutory consultation time frame. Having been through the comments in detail, we hope that we will be able to address the concerns of Councillors, as none of the comments relate to the principle of the scheme or its general aims. For ease of reference I detail the Town Council's comments, before providing a short commentary on the issue. I hope that these comments will enable the Town Council to resolve to support the scheme subject to the further information referred to in my comments.

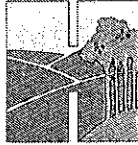
- ***there should be more detail in AOP applications: too many ADPs had quoted the preceding vague AOPs as justification for lack of consultation on substantial changes***

Outline planning applications these days include a wealth of information previously reserved for future stages of planning applications. The current submission includes an Environmental Statement and a Design and Access Statement (this latter document being approved as part of any planning consent and Conditioned so that reserved matters must comply). Planning conditions will control the future detail based on the basis of the submitted scheme. Whether it has happened in the past, the Town Council will be consulted on future reserved matters schemes and so the process will allow for input into these further stages, particularly when the BNDP becomes adopted.

- ***38 dwellings/hectare is very crowded (a later comment was that this was an urban density inappropriate for a rural area);***

38 dwellings per hectare (dph) provides an average across the site within the residential zone. The actual scheme contains a significant proportion of open space areas, far beyond the requirements detailed in Local Plan Policy and the BNDP. Factoring in the Green Infrastructure across the site, which is in excess of any policy requirement, the residential area is at 16.5 dph (on a gross basis). Looking at it

Hallam Land Management Limited



## Hallam Land Management

another way, the development site is 20.53 ha in total of which around 49% is Green Infrastructure (GI) which exceeds the TCPA national guidance figure of circa 40% GI.

- ***Within the residential area the scheme is designed at an appropriate mid-range density, given that it lies within the context of the established settlement edge, although the relationship with rural areas is acknowledged.***

As explained within the Design & Access Statement (see page 46) the layout will adopt a variety of densities to encourage variation in plot and street design. This includes lower density arrangements within the 'Green Lanes' that are located on the edges of the development. The principles for these Green Lanes are explained on page 41 and this includes, amongst other things "...a high proportion of detached properties with larger plots and deeper frontages (front gardens) which will produce lower density arrangements"

- ***"up to 30%" Affordable Housing is proposed; the Neighbourhood Plan policy HP5 has a minimum of 35%;***

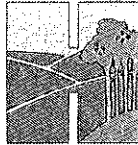
The quantum of affordable housing is always a key matter in the consideration of planning applications, we note the Neighbourhood Plan policy of a minimum of 35% and we will vary our commitment to "up to 35%". However, the determining authority are Aylesbury Vale District Council and until we have a better understanding of their S106 requirements in general, and affordable tenure types etc., we must reserve our final position.

- ***NEAPs are preferred to LEAPs;***

We are awaiting AVDC's leisure comments on the application although the development provides three new play facilities (LEAPS) together with the proposed St. Rumbold's Park which provides a large area of open space for the wider community. The park and play areas are within easy reach of the new community and current residents of the town. The type of play areas and their design will be determined with AVDC and can be agreed through the planning process.

- ***in several places the Environmental Statement refers to conditions in Aylesbury which are not relevant to Buckingham, and the facilities data is not up to date or inaccurate (including bus services) which does not encourage confidence in the rest of the document;***

Whilst we completely agree that this is unfortunate, we don't think it goes to the heart of our proposals, if however there are particular matters that we must re consider / amend please advise and we will consider.



## Hallam Land Management

- *the Tingewick Road Allotments do not belong to the Town Council, and this might give rise to public speculation on the need for the allotments listed in application 15/01242;*

At this juncture we don't consider we need to respond to this, if we are missing something please advise.

- *only AVDC play areas are listed, the (more numerous) BTC ones are not mentioned; It is noted that there are other play area within the locality;*

No action required other than to update documents where necessary.

- *the River Ise (water quality "moderate") which flows into the Nene through Kettering, is referenced instead of the River Great Ouse (water quality A);*

The River Ise is referenced in error. The correct river assessment has been made and the conclusions of the Environmental Statement are valid.

- *destinations and amounts of s106 contributions should be shared with the Town Council for discussion before the agreement was finalised; balancing funding needed to be awarded to The Buckingham School, as recent s106 monies had been concentrated on the Royal Latin School, and primary education should also receive funding;*

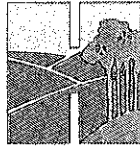
Whilst S106 discussions are generally held between AVDC and BCC, we will of course discuss with the Town Council so that prior to completion of the S106 they are fully aware of the amounts and destinations of S106 funds.

- *Members would also like to have information on whether a Management Company is to be formed to look after the open spaces and verges; the fee charged on other estates is a form of double taxation, and a non-profit co-operative Residents' Association was preferred;*

The Green Infrastructure will most likely be adopted by a Landscape Management Company. A Landscape Management Company would ensure the on-going and long term maintenance and management of the various landscape spaces. Hallam will ensure that any Estate Rent Charge would be linked to a Retail Price Index, most likely CPI, so that unforeseen increases could not simply be put upon incoming residents.

- *the speed limit on Tingewick Road should be reduced to 40mph, as on other roads within the bypass, and the estate speed limit should be 20mph;*

In terms of the Tingewick Road speed limit, our Highway Consultants do not see this as a necessary pre-requisite of development. That notwithstanding, in securing the S106 for the development we will make a financial contribution to the cost of reducing the speed limit, but it will be for the Local Highway Authority to determine whether they



## Hallam Land Management

wish to implement the same. Within the scheme, calming and slowing traffic is an important part of delivering safe streets for all. The Design & Access Statement (page 44) explores a number of design methods to calm traffic. These approaches would be refined during the detailed design stage.

- ***no evidence is offered for the placement of the road junctions;***

The proposed junctions and access arrangement have been agreed in principle with BCC. The spacing and location have been determined having regard to visibility splays and in order to retain as much hedgerow along the frontage as possible.

- ***internal estate roads must be wide enough for vehicles to pass; on-street parking on Lace Hill severely restricts the available width and is a concern of the emergency services;***

Noted and agreed. Design principles within the Design & Access Statement (see page 34) include guidance on ensuring that all users, whether they maybe pedestrians or emergency vehicles, can move safely and calmly through the development. The detailed design of streets will be agreed with BCC.

- ***sufficient planting and acoustic fencing should be included in the design to keep traffic noise at acceptable levels;***

The Environmental Statement (Volume 1, Chapter 13) has assessed the impacts of traffic noise on the development and concludes that effects would be negligible. There is no objection on noise matters from AVDC's Environmental Health Officer.

- ***there is little connectivity with Railway Walk which is a convenient safe pedestrian and cycle route to the senior schools and Industrial Park; a joint use path of sufficient width must be assured to access the town as well, and a link to Gawcott Road;***

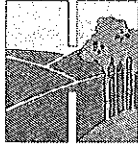
Subject to any land controls the development allows the opportunity for new pedestrian and cycle connections from the development onto the Railway Walk via the new St. Rumbold's Park. There is an existing connection onto the Railway Walk near St. Rumbold's Well which could, potentially, be improved.

The existing Public Footpath is retained and this would provide pedestrian access from the development into Gawcott Road.

These matters can be explored further at the detailed design stage.

- ***a more rigorous design strategy is needed for such a large site; the Design and Access document is generic, and an independent design review was called for. The design must be specific to Buckingham;***





## Hallam Land Management

The Design & Access Statement is in accordance with the guidance contained within the National Planning Practice Guidance (NPPG, March 2014). It provides a guiding framework to inform the detailed design stage and is underpinned by a series of best practice urban design principles with regard to: use; amount; layout, scale, landscaping and appearance. As I say at the outset any Planning Consent will Condition the reserved matters in line with the approved Design and Access Statement.

The Design & Access Statement (Chapter 4, pages 20-23) explains that the new development would respond to its setting and at the heart of this and indeed the Design Vision is to ensure that new housing takes inspiration from Buckingham's local character and vernacular.

This guiding principle can be further developed at the detailed stage to ensure that the layout and built form delivers high quality designs that are based upon a modern interpretation of local character. It is expected that the Design & Access Statement will be secured by means of an appropriately worded condition to ensure that the detailed design accords with the principles that are established within the Design & Access Statement.

- ***the contours of the site are dramatic but there are no long sections though the site relating it to the old town or Mitre Street; nor are there any representations of the impact on the Tingewick Road;***

The site - like much of the surrounding landscape - is gently undulating in character although there are steeper slopes on its eastern edge near Gawcott Road. The detailed design layout and aspect of the housing will consider the topography of the site.

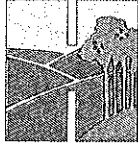
The sketches (page 12 and 35) within the Design & Access Statement provide a representation of the development and its relationship with Tingewick Road. This includes a new corridor of greenspace and landscape habitats between the new built development and the Tingewick Road.

- ***telephone and broadband services are as important as other utility supplies; these must be installed ready for new residents to connect to, not added months later;***

The services report states that broadband connections can be made. We have asked our engineers to make contact with BT, Virgin, and other providers advising them of the likely time frame for the delivery of this development in order that they might consider the early re enforcement of their networks.

- ***all access routes must be disabled-friendly per BNDP policy 12; no steps;***

Noted. These matters can be explored and determined at the detailed design stage.



## Hallam Land Management

- ***there should be a real commitment to bungalows and other housing suitable for the disabled and elderly (BNDP Policy HP4) and it must have good access and not be sited in the remoter parts of the residential areas;***

The Proposed Development allows for a variety and mix of house types to provide a wide demographic and this includes the provision of 'starter' homes, family homes and potential retirement living. The exact mix of houses and the layout of plots and homes will be determined at the detailed stage and agreed with AVDC. However, we have already taken the relatively unusual decision to make available a number of self build plots within the development, and we also now confirm that we will make some bungalows available as the development proceeds.

- ***better detail of the marked out central area of Area 2 should be provided;***

The Design & Access Statement (see page 52) explains that the 'hatched' central area of Area 2 provides the *potential* for some occasional and selectively used 2.5 and 3 storey dwellings to help frame spaces or to establish 'keynote buildings'. It is considered that this, along with principles within the document and the Indicative Layout, provides sufficient detail of this area at this stage.

- ***there is no indication of community assets other than open space/sports provision; no meeting room or clubhouse (existing estates have schools or local shops);***

Whilst we await AVDC's leisure comments on the subject in general, Hallam will provide a covered shelter adjacent to the playing pitch. Provision beyond such a shelter does not seem appropriate at this site, the play pitch is a junior pitch and it is not expected that wider club football will occur here.

- ***though the lack of capacity at Cannon Corner is mentioned, and the possibility of junction improvement by widening access points by 1m, no detail is supplied;***

The widening would take place on the edges of Bridge Street and Market Square rather than reducing the pavement widths along Castle Street. The scheme will be agreed with BCC.

I am aware that the Town Council wishes for as much certainty as possible in the process and understand the desire for all details to be confirmed at this stage. I hope the above helps to address some of the areas of concern but I appreciate that the Town Council would appreciate a much closer ongoing relationship with the developer through the process. We have tried as far as possible to accord with the key principles of the BNDP (accepting our different current position on affordable housing), and will support the BNDP through its process.



## Hallam Land Management

We would be very happy to engage with the Town Council and try to provide greater clarity on certain issues through the course of determination on the planning application. However, as we do not see any of the matters raised above as fundamental objections in principle, in order to make this process easier and allow for more constructive engagement with various stakeholders and consultees, it would be very helpful if the Town Council were able to support the scheme in principle, even if it was stated as 'conditional support'.

Yours sincerely

*ppk Neal*  
Andrew Birch  
Area Manager



11/05/2015

## Buckingham Town Council

11:51 Detailed Income &amp; Expenditure by Budget Heading 01/04/2015

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Month No : 1

## Committee Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% of Budget
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**PLANNING**601 PLANNING

4623	DISPLAY EQUIPMENT	0	0	5,000	5,000	5,000	0.0 %
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	PLANNING :- Expenditure	<u>0</u>	<u>0</u>	<u>5,000</u>	<u>5,000</u>	<u>0</u>	<u>5,000</u>	<u>0.0 %</u>
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	<b>Net Expenditure over Income</b>	<u>0</u>	<u>0</u>	<u>5,000</u>	<u>5,000</u>		
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	PLANNING :- Expenditure	0	0	5,000	5,000	0	5,000	0.0 %
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	Income	0	0	0	0			0.0 %
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	<b>Net Expenditure over Income</b>	<u>0</u>	<u>0</u>	<u>5,000</u>	<u>5,000</u>		
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