



# Buckingham Town Council

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Verney Close, Buckingham, MK18 1JP  
01280 816426

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Town Clerk: Claire Molyneux

Wednesday, 13 September 2023

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 18<sup>th</sup> September 2023 at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e and 3.f, which will last for a maximum of 15 minutes. Members of the public can attend the meeting in person. If you would like to address the meeting virtually, please email [committeeclerk@buckingham-tc.gov.uk](mailto:committeeclerk@buckingham-tc.gov.uk) or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here:

<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSIfcZC9Q/>

Claire Molyneux  
Town Clerk

## AGENDA

### 1. Apologies for absence

Members are asked to receive apologies for absence.

### 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 agree the minutes of the Planning Committee Meetings held on 17<sup>th</sup> July and 21<sup>st</sup> August 2023.

[Copy previously circulated](#)  
[Copy previously circulated](#)

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

To receive any update.



Twinned with Mouvaux, France;

Neurkirchen-Vluyn, Germany



Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't. All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk can send you a copy of any minutes, reports, or other information. To do this, send a request using the contact details set out above.

**5. Action reports**

To receive action reports as per the attached list.

[Appendix A](#)

**6. Motion: Cllr. Harvey**

National Express Coach 737: That we write to National Express and seek guidance from them as to what we might do to put a Buckingham stop on its timetable for this service (which runs between Oxford and Stansted via MK and Luton Airport).

**7. Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 27<sup>th</sup> September and 18<sup>th</sup> October 2023 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 28<sup>th</sup> September and 26<sup>th</sup> October at 2pm.

Additional information provided by the Clerk.

[PL/62/23](#)

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

1. 23/02259/APP      12A Cornwall Place, High Street, MK18 1SB  
Householder application for dormer window to match existing  
*Dreyfus*
2. 23/02545/AOP      Benthill Farm, London Road  
Outline planning application, all matters are reserved save access for  
erection of 2 dwellings with garages, car parking and landscaping  
*Webb*

**NB** applicants will be attending public session to give short presentation

3. 23/02721/APP      7 Portfield Way, MK18 1BB  
Householder application for single storey rear extension  
*Jasinski*

**Amended plans**

4. 23/01593/APP      Garage Site, Overn Crescent  
Demolition of existing garages and the erection of 3No dwellings and  
associated parking  
*Fairhive Homes Ltd. [previously VAHT]*

**Not for consultation – trees (circulated separately)**

5. 23/02476/ATP      Maids Moreton Avenue  
Tree Code 770108 - 871 (Lime)  
Section fell to ground; tree with raised roots. Risk of becoming  
unstable as it matures.  
Tree Code 62768 - 146 (Lime)  
Remove all basal and epicormic growth to allow further inspection of  
the base  
Tree Code 61548 - 182 (Lime)  
Remove all basal and epicormic growth to allow further inspection of  
the base  
*Neil Pasmore, Buckinghamshire Council*
6. 23/02508/ATP      4 Villiers Close MK18 1JH  
Five day notice to remove three dead sycamore trees  
*Baker [Wilby Tree Surgeons]*

**8. Moreton Road Phase III – call-in**

To receive an update report on the appeal progress for Moreton Road III.

[PL/63/23](#)**9. A421 Corridor workshop meeting – 12<sup>th</sup> September 2023**

To receive a report from Cllr. Cole.

[Appendix B](#)**10. Planning decisions**

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

**Approved**

Application	Site address	Proposal	BTC response
23/01488/APP	Shell petrol station	EV charging hub	No objections
23/01653/APP	4 Tingewick Road	Erection of shed (retrospective) <i>[originally 'fence and shed']</i>	Oppose <i>[call-in was refused]</i>
23/02062/AAD	19 Market Square <i>[ex Lloyds Bank]</i>	Replacement signage <i>[for banking hub]</i>	No objections
23/02078/APP	12-13 Market Hill <i>[ex M&amp;Co]</i>	Alterations to shop front *	No objections
23/02391/VRC	2 White House Cottages, Bletchley Road	Variation of approved drawing numbers for replacement double glazed units	No objections

\* Application for new signage remains undecided

**Refused**

Application	Site address	Proposal	BTC response
23/02120/APP	Stoneleigh Hotel Castle Street	Change from boutique hotel to private residence	No objections

10.2 Planning Inspectorate  
An appeal has been lodged against an Enforcement Notice served on 14 Church Street on the grounds of unauthorised installation of plasterboard internal stud walls and ceilings and insulation in a Listed Building. If Members have any comments they must be made to the Inspectorate before 16<sup>th</sup> October 2023. For full details of Buckinghamshire's reasons for serving the notice, and the appellant's grounds for appeal, see [Appendix C](#).

**11. Consultations**

Members are asked to consider their responses in advance of the meeting for agreement and collation by the Clerk for submission. Question summary sheets are attached for convenience.

11.1 [Preparation of Local Plans](#) Summary of questions attached. [Appendix D](#)11.2 [Shenley Park Draft SPD Buckinghamshire Council - Shenley Park SPD \(oc2.uk\)](#)  
Summary of questions attached. [Appendix E](#)**12. Buckinghamshire Council matters**

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

12.2 (207/23) To receive the response to Cllr Stuchbury's Written Question to Cabinet 12/8/23. [Appendix F](#)

**13. Updates from representatives on outside bodies**

To receive verbal updates from Councillors.

**14. Buckinghamshire Council Committee meetings**

14.1 N. Bucks Area Planning Committee ( 23<sup>rd</sup> August 2023) *Cancelled*

*For Members' information all four scheduled meetings since May have been cancelled*

14.2 Strategic Sites Committee ( 31<sup>st</sup> August 2023) *Cancelled*

(6<sup>th</sup> September 2023) *Cancelled*

*For Members' information four of the five scheduled meetings since May have been cancelled*

14.3 Growth, Infrastructure and Housing Select Committee (7<sup>th</sup> September 2023)

14.4 Transport, Environment & Climate Change Select Committee (14<sup>th</sup> September 2023)

**15. Enforcement**

15.1 The following file has been closed: NC/22/00503/COU - change of use of betting shop (Ladbroke's) to tattooist's. "Not expedient to take action, though a breach of planning control has been identified."

15.2 To report any new breaches.

**16. Rolling lists – updates**

To note any updates to the following lists

16.1 Tree felling applications

16.2 Land grab reports *no change from last meeting*

16.3 Call-in requests

16.4 HMO Licences *no change from last meeting*

[Appendix G](#)  
[Appendix H](#)  
[Appendix I](#)  
[Appendix J](#)

**17. S106 Quarterly update - September**

The updated spreadsheet is attached.

[Appendix K](#)

**18. Matters to report**

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

**19. Chair's items for information**

**20. Date of the next meeting:**

Monday 9<sup>th</sup> October 2023, following an Interim meeting of the Full Council

**To Planning Committee:**

Cllr. M. Cole JP Chairman

Cllr. F. Davies

Cllr. J. Harvey

Cllr. S. Hetherington

Cllr. A. Mahi

Cllr. L. O'Donoghue

Cllr. A. Ralph

Cllr. A. Schaefer

Cllr. R. Stuchbury

Cllr. M. Try

Cllr. R. Willett

Mrs. C. Cumming

Vice Chairman

Town Mayor

Co-opted member

## ACTION LIST

## Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
161/23 (20/7/23)	8 via Consultee In-Tray 2 as email attachment (no longer in In-Tray) 2 tree applications via comment button			

## Other actions

Subject	Minute	Form	Rating √ = done	Response received
<b>Buckinghamshire Council</b>				
Cycleway on Railway Walk	529/22	<b>Cllr. Stuchbury</b> to work with <b>Town Clerk</b> to progress	√	21/08/23 update from Cllr Stuchbury: "Still under discussion in conjunction with Active Travel Plan. BC have received the 3 payments".
Buckinghamshire Local Plan	736/22	<b>Town Clerk</b> letter re BLP subgroup as minuted	√	Town Clerk will chase a response
Strategic Sites Committee	736/22	<del><b>Town Clerk</b> letter re criteria for SSC attention</del>	√	<del>See agenda 9.2 deferred to July meeting</del> <del>See agenda 5.2</del>
	160/23.2	<b>Town Clerk</b> to respond, requesting consultation on constitution review	√	



## ACTION LIST

Skatepark upgrade	746.2/22  210/23	<b>Town Clerk</b> to monitor and report on any progress  Send letter to Cabinet Members asking why work scheduled for August, and for drawing of new layout	√	Work started first week in August  <b>Build is now underway; a verbal update will be made at the meeting The layout has been circulated</b>
Sewage overflow into water courses	852/22.1	Town Clerk: - Letter to Anglian Water re capacity, copy to NBPPC & MP	√	
HMO list	111/23.4	Ask about regular updates	√	<del>(7/7/23) Officer is looking into this.</del> 7/9/23 Investigation on-going, and subject to the fusion of the legacy systems.
BMKALC Quarterly Town & Parish Planning meeting	213/23.1.3	Protest about short notice of July meeting	√	Next meeting will be an in-person one on 30 <sup>th</sup> October 2023  Postponed out of respect.
Government Consultation - PDR	213/23	<b>Cllrs. Harvey &amp; Try</b> to consider responses & liaise with Clerk		

**BUCKINGHAM TOWN COUNCIL**  
**PLANNING COMMITTEE**  
**MONDAY 18<sup>TH</sup> SEPTEMBER 2023**

Contact Officer: Mrs. K. McElligott, Planning Clerk

**Additional information on Planning Applications**

1. **23/02259/APP** 12A Cornwall Place, MK18 1SB  
 Householder application for dormer window to match existing  
*Dreyfus*



Location plan



Photo 21/8/23

Planning History

<b>No 12/12A</b>			
1	91/01260/APP	CHANGE OF USE FROM A1 (RETAIL) TO A2 (FINANCIAL & PROFESSIONAL SERVICES)	APPROV
3	05/02104/APP	Change of use from A1 (retail) to A2 (financial and professional services) [ <i>Estate agent</i> ]	Approved
4	05/02713/AAD	Erection of externally illuminated sign [ <i>'Brides of Buckingham' on rear gable</i> ]	Approved
5	23/00667/ PAPCR	Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of commercial/business/service (class E) to 2no. flats	Approved 3/5/23
6	23/02259/APP	Householder application for dormer window to match existing	Pending Consideration
Filed as <b>No. 13</b> but actually Nos 12 & 13			
2	99/00053/APP	Extension & Alterations & new parking/service area [ <i>demolition of timber sheds in yard to rear; two-storey rear extension to both shop units; new access through rear boundary wall to Cornwalls Meadow to allow use of yard for parking and re-siting of taxi rank; new shopfront to No.13 bringing it in line with No.12 &amp; No 14</i> ]	Approved

The site is the upper floor of the shops in Cornwall Place housing Hair Host (hairdressers) and Cavavin Wine Shop, which is being turned into flats (Members had no objection subject to the response from Economic Development at the 27<sup>th</sup> March meeting). The application seeks to install a dormer window in the



roof over Cavavin, matching the existing one. The drawings for the March application show that this will serve the kitchenette area of the living room of Flat A.



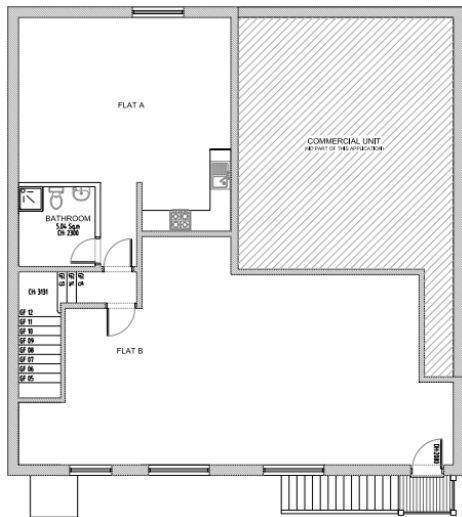
EXISTING SOUTH ELEVATION



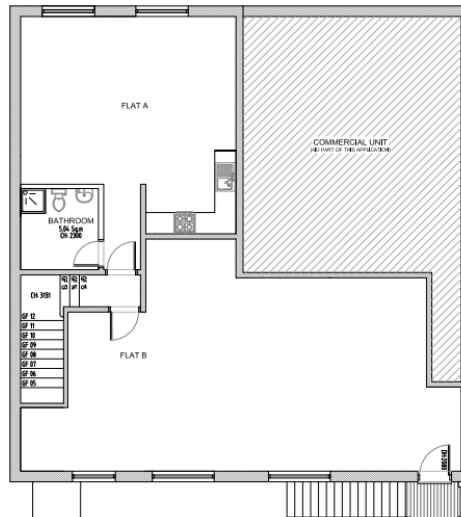
SOUTH ELEVATION

North, east and west elevations and ground floor layout unchanged.

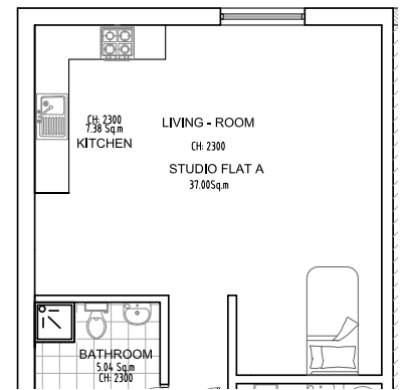
Side facing Cornwall Place (front)



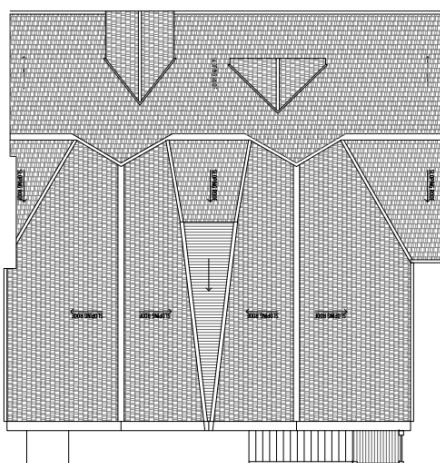
First floor plan as existing



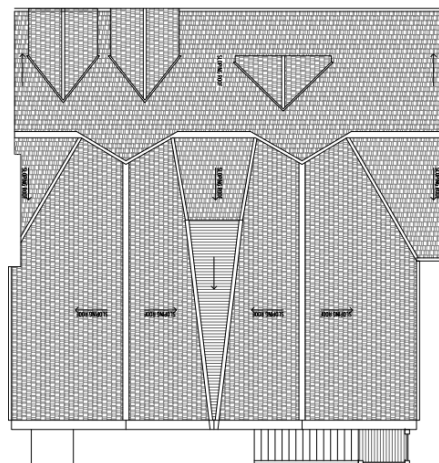
First floor plan as proposed



Living area as shown in 23/00667



Roof plan as existing



Roof plan as proposed



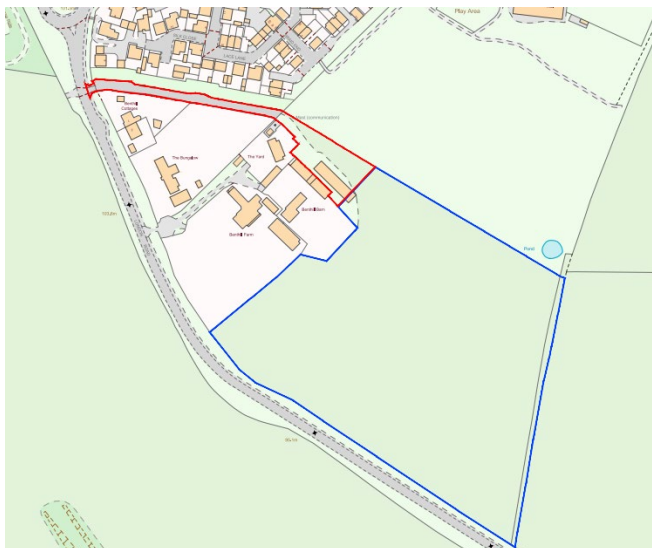
Side facing car park and Cornwalls Meadow (rear)

2. 23/02545/AOP

Benthill Farm, London Road

Outline planning permission: all matters are reserved save access for erection of 2 dwellings with garages, car parking and landscaping

Webb



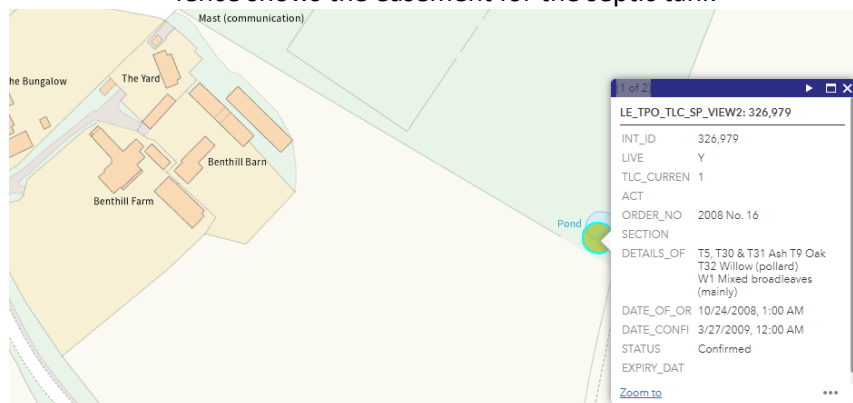
Location plan



Proposed site plan; the blue-green strip along the Lace Hill fence shows the easement for the septic tank



Google Satellite view 2023

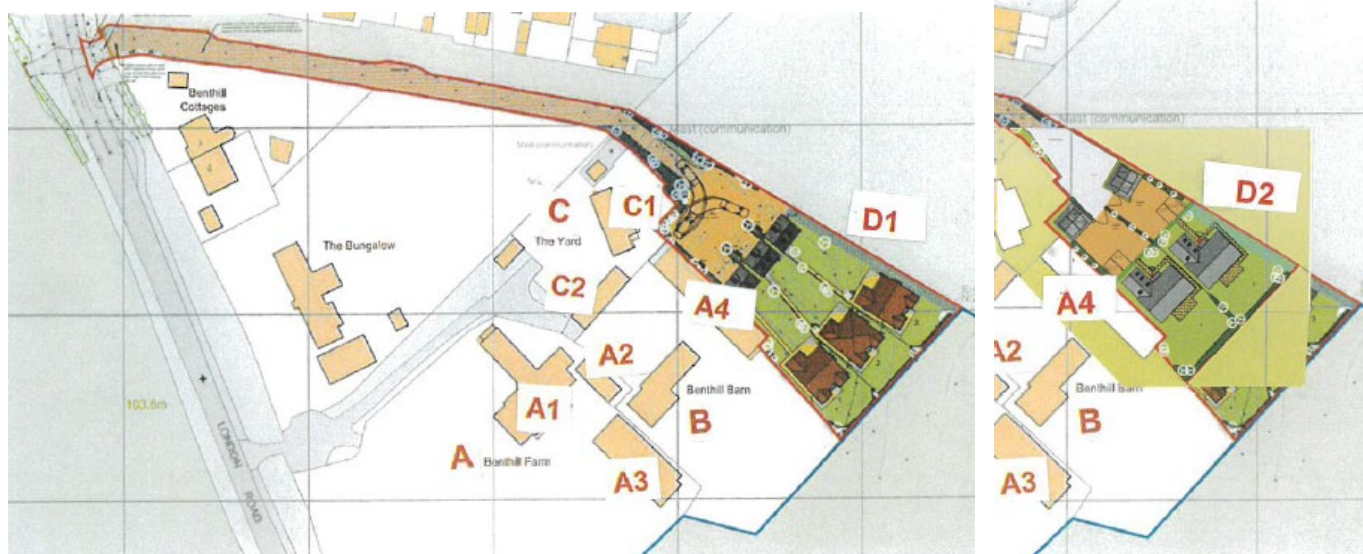


Protected trees

The site is at Benthill, immediately south of Lace Hill, and sandwiched between the existing complex of buildings and the Lace Hill football field. It is currently in agricultural use, at least in part, and the blue line on the Location Plan shows the field to the SE is in the same ownership as the site. There is currently a dutch barn on the site, close to, and parallel to, the building marked **A4** on the diagrams below. This is to be demolished. The field boundary is not hedged at present, but will be (hawthorn/hornbeam/dogwood) – all the planting proposed is native species. The Lace Hill boundary is paddock-fenced and has young trees between it and the pitches. A public bridleway (BU22) runs along the N-S boundary of the field, and then follows the Lace Hill boundary to the Bletchley Road roundabout. Access to the site is from the gate used by the telecoms company to access the mast, and is not shared with the Cottages, which have their own individual drives, or the driveway shared by the buildings on the former farmyard. Benthill is within the settlement boundary of the BNDP, but none of the existing buildings are Listed, and it is well outside the Conservation Area. Considerable care has been displayed throughout the Planning Statement to reference the appropriate BNDP Policies HP4 (housing mix), HP5 (affordable housing – not applicable), HP7 (windfall sites), DHE1 (trees), DHE2 (ecology, notably Great Crested Newts), DHE5 (Biodiversity), DHE6 (quality outdoor space), I3 (Rainwater collection) and I5 (Sewage management).

Last June the same applicant submitted an application (D1 below) for three detached houses on a rather larger section of the site; this was withdrawn in December. Members' response to this application (27<sup>th</sup> June 2022) was No Objections:

Members felt that this was a good use of a brownfield site, and the inclusion of part of the field to the south was sensible. They noted the comments of three near neighbours and one other further away, in particular the references to surface run-off from the access road, and those from Waste and Recycling about the haul distance, but considered that these could be resolved by officers.



Plan of whole Benthill settlement (2022)

and with new proposal overlain to show reduced area used

Planning History – Benthill Farm (not the early agricultural or trade use, or telecoms)

**Benthill Farm**

1	97/02366/APP	A4	Alterations to outbuilding to provide ancillary domestic accommodation	Approved
2	06/00179/APP	A1 & A2	Demolition of existing dwelling and erection of detached 2 storey dwelling [A 1] to include conversion of outbuilding [A2]	Approved
3	06/03294/APP	A1 & A2	Amendments to 06/00179/APP - Demolition of existing dwelling and erection of detached No.2 storey dwelling and conversion of outbuilding to home office/studio	Approved
4	12/02468/APP	A3	Erection of pool house and link extension to barn to be converted to home gym (private use)	Approved
5	13/01917/APP	A3	Demolition and rebuilding of existing outbuildings to form home gym and erection of pool house and link extension (Private Use) - amendment to 12/02468/APP	Approved
6	14/01812/APP	A3	Householder Erection of a new single storey structure to accommodate a gym for domestic use and single storey extension ancillary building to the rear of the new gym building.(Amendment to planning permission 13/01917/APP)	Approved

**Benthill Barn**

1	93/00882/APP	B	USE OF LAND AND BUILDINGS FOR VEHICLE STORAGE AND CONVERSION OF BARN TO DWELLING	Approved
2	15/00755/APP	B	Single storey rear extension	Refused
3	15/01769/APP	B	Single storey rear extension	Approved

**The Yard**

1	15/02776/APP	C1 & C2	Erection of new 4 bedroom dwelling [C1]. Removal and replacement of storage building to accommodate garage and home gymnasium [C2].	Approved
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**Dutch Barn site (this application)**

1	22/01791/APP	D1	Erection of three detached dwellings with garages, car parking, drainage and landscaping	Withdrawn 19/2/22
2	23/02545/AOP	D2	Outline planning application all matters are reserved save access for erection of 2 dwellings with garages, car parking and landscaping	Pending consideration

This Outline application proposes two identical detached houses on an L-shaped plan, with 5 bedrooms (two with ensuite bathrooms) and a family bathroom on the first floor, and a full-width kitchen/dining area/family room facing south over the valley, a utility room off the kitchen, a large entrance hall with cloakroom, and a study and snug in the projecting wing. The snug and the family room have fireplaces with a stove or similar heating source, but these are each vented by a narrow flue rather than a traditional chimney stack. The rear elevation has a triple pane double height window such as is often used in barn conversions to fill the wagon entrance, with folding doors to the garden in the lower half.

Each house will have an Air Source Heat Pump and EV charging point.

The wing has a lower ridge height than the main part of the house, and the bedroom in it has three skylights in the courtyard-facing roof slope and one in the other slope. There is no overlooking sideways (to each other, or towards the existing buildings in the farmyard) – the narrow window in the southwest side wall is to a bathroom, so obscure-glazed.

As this is an Outline Application, some details are to be left to the Reserved Matters application(s).

However it is suggested that the materials will be brick with timber cladding, and tiled roofs, garages to match.



Front of house (facing northwest into parking area)



Rear view (south east, across the big field and valley)



North-east side view (facing Lace Hill pitches)



South-west side view (facing existing Benthill buildings)

(not to same scale as front and rear drawings above)



View of Benthill from the public bridleway  
The open-sided shed is to be demolished



The site from the bridleway (rendered building is The Yard, roofs on right are Lace Hill houses) Photos taken 13/6/22

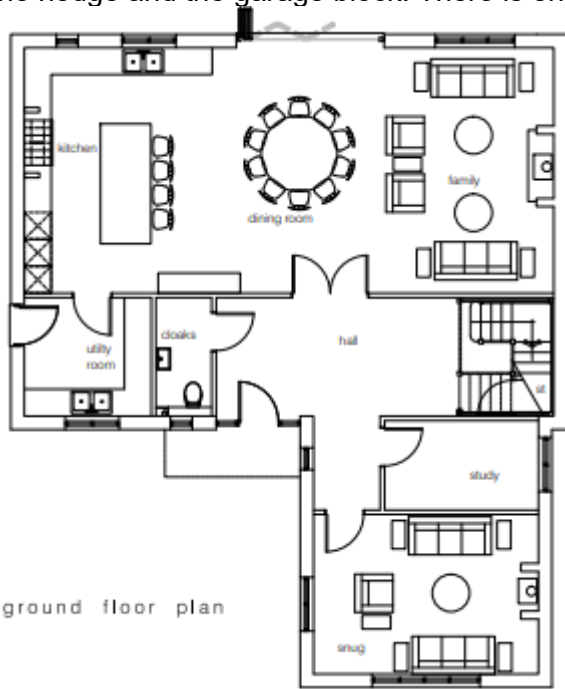


View from bottom of Lace Hill pitches

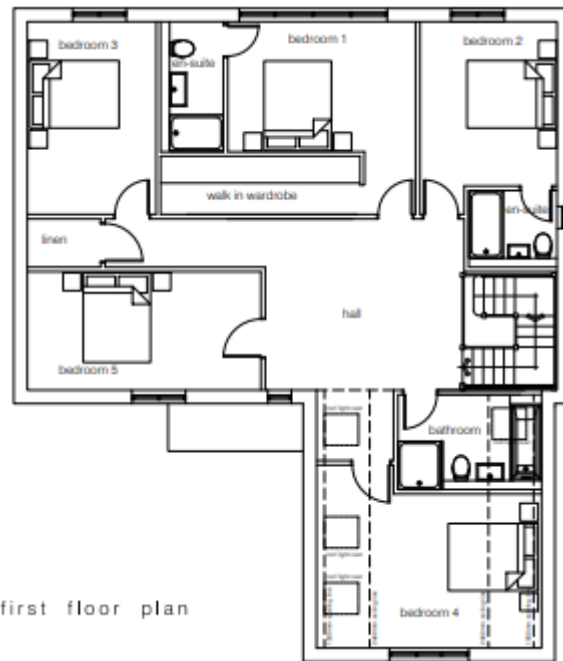
View from mound by football pitch adjacent to Braid End

The long single storey building behind the open sided shed is **A4** on the plan above

The houses each face a double garage across a courtyard area, and there are two parking bays by the front house wall. Only three are required, so each house has an additional visitor space. The plots are divided by a lavender hedge and there is a farm gate to each half of the parking yard between the end of the hedge and the garage block. There is enough space in each part of the yard to turn a 7.5t vehicle.

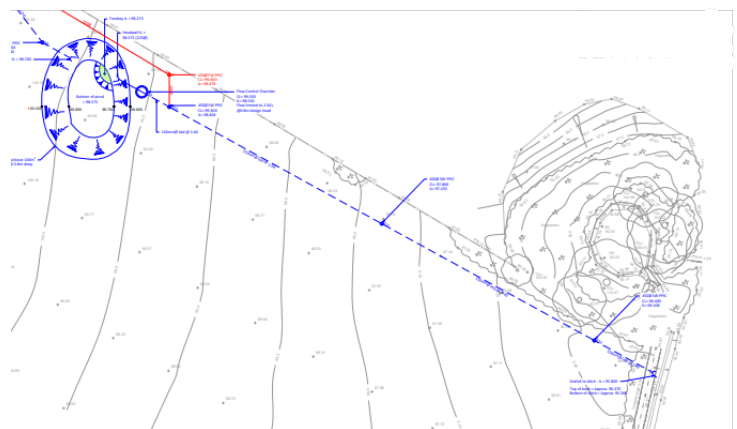
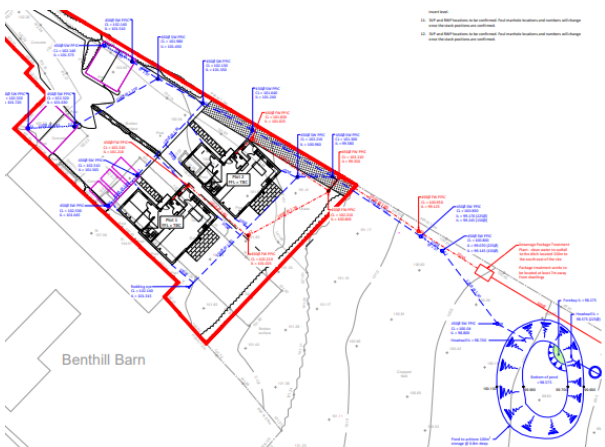


ground floor plan



first floor plan

Stormwater and sewage disposal



Upper and lower parts of the stormwater and sewage disposal system (red rectangle marks position of treatment plant; blue is the attenuation pond, which drains into the existing ditch; the grey area is the pond on the corner of the Lace Hill land, where the Protected trees are, and it is about 3m below the level of the attenuation pond)

Infiltration testing has shown that the site soils are impermeable, so an attenuation pond in the field below will be dug, and allow rainwater to ooze out slowly at greenfield run-off rates into the existing ditch. Each house will also have two rainwater butts.

A small sewage treatment plant will be incorporated as shown above, and treated water will go into the existing ditch. Maintenance access will be ensured by an easement or wayleave through the edge of the land belonging to No.2.

The yard area will be permeable paving.

### Access

The proposed access is just below the crown of the hill to the south, which restricts visibility of oncoming traffic somewhat, but it is inside the 40mph limit and past the warning signs for the Lace Hill South roundabout. The view to the north is rather better, and is close enough to the roundabout for lower speeds to be expected. It is also close to bus stops for the Aylesbury (60/X60) and Bicester (18) services, and on the pedestrian/cycleway to Winslow. The 150m long private access road will have a passing place about halfway along.



Gate access from London Road, Cottage#1's drive on right



View south from access

(photos taken June 2022 for previous application)



View north from access

The Highways Officer asked last year for the access road to be widened from 4.5m to 4.8m, but was otherwise satisfied with the layout and visibility. However he did comment

I note in the Transport Statement it is stated that refuse vehicles will not enter the site and that they will collect from the A413. This would mean that residents would have to drag their bins a long distance and would go against the guidance contained within Manual for Streets: *‘ residents should not be required to carry waste more than 30 m (excluding any vertical distance) to the storage point; • waste collection vehicles should be able to get to within 25 m of the storage point’*. I would advise that Buckinghamshire Council's Waste and Recycling team are consulted on this to get their opinion on this aspect of the proposal, it may be that a bin store is required at some point within the site.

There is no response from Waste and Recycling on the document list for 22/01971/APP, and there is none as yet for this application. The Planning Statement (¶5.40, p18) indicates that refuse will be collected from the London Road, as for the rest of Benthill, but this may not satisfy the W&R officers, as the carry/haul distance is so great.

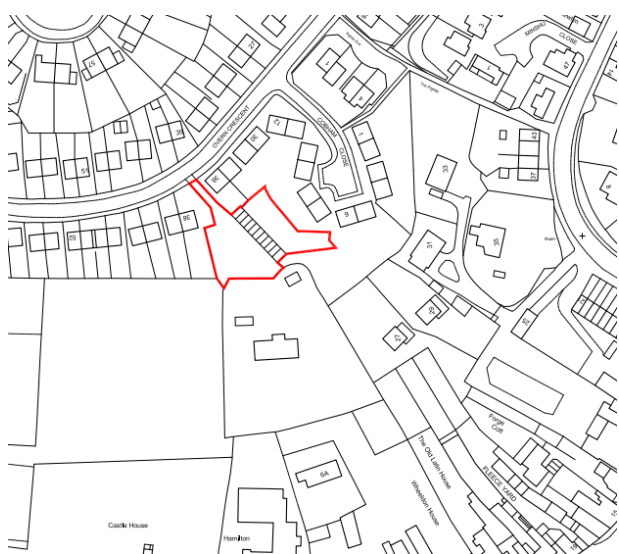
The road width has been amended as requested, to 4.8m, with passing places.

Transport Statement

This includes a description of the area and roads, footpaths, cycleways and public transport, plus the usual accident data (one in the last 5 years), distance to local facilities including schools (Lace Hill, The Buckingham School) and the University, and trip generation calculations. The traffic survey was carried out in 2021, and work habits have changed post-Covid, so may not be a good guide to current numbers. The bus service information comprises a summary table of the 18 and 60/X60 services which stop at the Benthill stops, but fails to note that the 18 to Bicester “Every 2 hours in each direction” means 4 buses between 09.35 and 16.15; the 60 (Aylesbury via the villages) has 3 buses from the High Street (10.45, 12.45 & 14.45) and a termtime only one from the RLS (15.45); none of these is of use to people working normal hours. The X60 (Aylesbury direct & MK via Stony Stratford, Monday-Saturday) is hourly from 06.30 with an extra bus at morning and evening peak but its last service to Buckingham from Aylesbury is 20.25 or from MK is 19.55. A short walk (c350m) would get a resident to the Tesco stops with a much more extensive, frequent and faster service to both MK and Bicester using the X5. Access to train services (whether MK, Bletchley, Aylesbury or Bicester) is not mentioned.

**Amended Plans**

- 3. 23/01593/APP                      Garage Site, Overn Crescent  
    Demolition of existing garages and the erection of 3No dwellings and associated parking  
    *Fairhive Homes Ltd. [previously VAHT]*



Location Plan (predates Summerhouse Hill)

Section of cover of Design & Access Statement, almost the only plan that shows Summerhouse Hill. The yellow rectangle is the Listed Summerhouse, the white arrow shows the position of the gated pedestrian access from the garage court to the Castle House woodland and Summerhouse Hill housing.

The site is a garage court off the southern end of Overn Crescent with access via a single-track road between Nos 36 and 38. To the east is Cobham Close (all bungalows) and to the south the three-storey Summerhouse Hill housing; between the end of the line of garages and the new housing is the Grade II Listed Summerhouse, converted to a residence with a modern rear and (east-) side extension (15/04011 & 4012). To the west is the woodland behind Castle House which has paths which lead to Western Avenue

car park, and there is a gateway at the southwest corner of the site which allows pedestrian access to the woodland and to Summerhouse Hill and the town centre.

Members' response (19<sup>th</sup> June) was:

*Members noted that though some of the garages were let out, no change of use from commercial to residential use of the site had been received, or comments from Economic Development on the effects of the change. It was felt that if these garages were all brought up to standard there would be demand for them for storage even if they were too narrow for modern vehicles; furthermore an extensive renovation of the double unit at the western end of the line had recently been carried out in order to use it as a training facility and there was no indication of this in the application, or of what would happen to the training use if the application were to be approved.*

*The CCTV photos of the drains dated from the previous application, so it was assumed that none of the faults listed had been attended to. Members look forward to the additional information requested by the SuDS team.*

*Highways had asked that the vision splay be improved at the access from the Crescent by way of a parking restriction, but no distance for either side of the access was specified, so an unknown number of vehicles could be displaced to further along the road.*

*The Leylandii hedge on the west side of the access, which belongs to №38, is variously referred to as needing cutting back, or removing, in order to make a two-lane access width (presumably the verge on the east side would also be included). Apart from the deleterious effect on the trees in the hedge, it appears that the resident has not been contacted about this. Also the resultant access road will be a shared surface as no footway is proposed.*

*The existing parking bays are used by residents who have no garage; this convenience would be lost if they became available only to the homeowners, causing congestion if the vehicles were then parked on Overn Crescent, already too narrow for emergency vehicles to pass between parked cars. The bays as drawn were not the LPA's standard of 5m x 2.8m, and if they were they would encroach on the tracking outline for the refuse collection vehicle so that it would have to reverse in through the access lane to the collection point. The Design & Access Statement asserts (¶s 6.0.4 and 7.0.1) that there are two Visitor spaces, but the drawing shows only one, and a plant bed at the other end of the residents' bays. The Visitor parking bay should also have a Charging Point. Having the Charging Point on the roadside bay of the in-line parking for the bungalow could be inconvenient; it should be on the rearmost bay so that the second vehicle could be moved while the other is charging. These bays are drawn as being narrower than the standard bays opposite, and one is sandwiched between the bungalow wall and the boundary fence, so may prove impractical for a wheelchair user.*

*Comments were awaited from Waste & Recycling, as the vehicle tracking was for a 7.5t box van, which the Committee understood the Authority does not own, so collection might have to be from the roadside in the Crescent with bins left out for emptying, and subsequently until the homeowners returned home. This would cause inconvenience to other residents using the footway – there is no verge on this part of the Crescent – and block the vision of emerging drivers. It would also add considerably to the haul distance, particularly for the occupants of the bungalow. Highways' comments noted, for the previous application, that the turning head for a 7.5t wagon was extremely tight, so presumably would be even tighter for a larger vehicle.*

*The Design & Access Statement references the Buckingham Neighbourhood Plan policies HP5 (Affordable Housing), HP7 (Windfall Sites), DHE1 (Protection of Trees), DHE5 (Biodiversity), DHE6 (Good Quality Private Outdoor Space), I3 (Rainwater Collection) and I5 (Sewage Management). However the application is for 3 market dwellings, is directly harmful to the leylandii at the access, has a very small garden area for the middle house, makes no mention of rainwater collection, and does not appear to have remedied the previously noted faults to the sewerage system, so most of these are inapplicable to the application as submitted.*



Members voted unanimously to Oppose the application and to request a call-in so that it could be debated in the public domain.

The proposal is for a pair of semi-detached houses and a wheelchair-accessible bungalow (forming a step-down roof profile from the houses to the Listed Summerhouse immediately adjacent on Summerhouse Hill). Not all the criticisms above have been addressed.

The principal differences between the original and the new plans are:

- The front gardens now have a path direct to each front door, and a path to the rear garden from the roadway
- Some of the trees on the rear boundary have been redrawn (none are Protected)
- The end parking bay has been turned into a triangular planting bed
- A garden shed for each house has been added
- The storage area for each set of 3 bins has been moved to the front garden



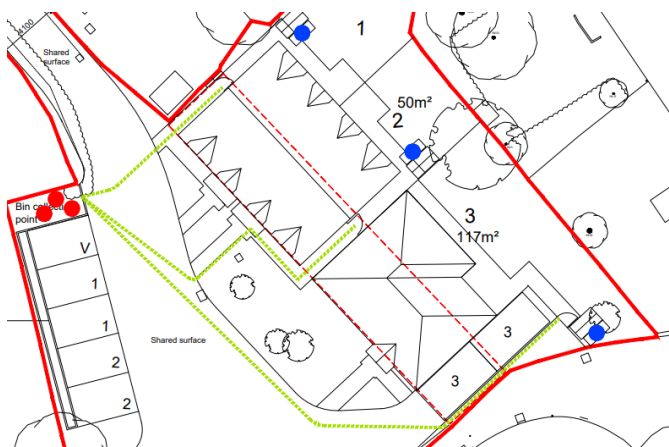
Previous Site Plan

Listed Summerhouse ↑

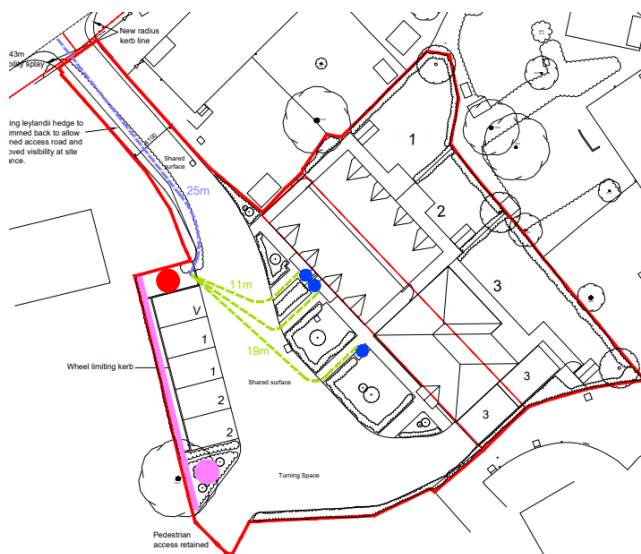


New site plan: → arrows – new hedge planting; → arrows – tree sizes adjusted; ○ circle – new planting bed  
Note also front gardens separated by individual paths

Refuse disposal



Previous bin storage and haul distances plan



New bin storage (blue dots; to house 3 wheelie bins) & haul distance (green = resident's, blue = bin lorry crew's)

Waste & Recycling's response to the original application included:

- Bins should be presented kerbside (Overn Crescent) – there should be no requirement for operatives to enter the site

- Push/pull distances for collection crews must be no greater than 15m
- Push/pull distances for residents no greater than 25m

Having the bins at the front means the distance to the collection point is reduced to between 11m and 19m for residents, but the distance shown for the binmen is 25m “though this can be reduced if the lorry reverses into the access, as it is quite long” (9.5m\*). The existing access (between side kerbs) is c.3m, and the width of the lorry is 2.6m\*; the width of 4.1m marked on the drawings depends on the loss of both verges and a considerable amount of the hedge along №38’s boundary. Bin lorries weigh 26 tonnes and have a turning circle of 21m; the tracking diagram below is for a 7.5 tonne box van.

(\*Lorry dimensions from W&R officer).

A notable plus point is that the disabled resident of the bungalow no longer has to move the bins from behind their shed (where no path was indicated) but they still have the longest haul distance. Losing the verges also means the access becomes a shared-surface road.



The access from Overn Crescent (c.3m wide) - from fence to fence (inside hedge) 4.1m according to the drawings (BTC photo May 2023)

Parking

There are 7 existing bays in a single row, plus a notional 11 garage spaces, all to the old standard size guidelines.

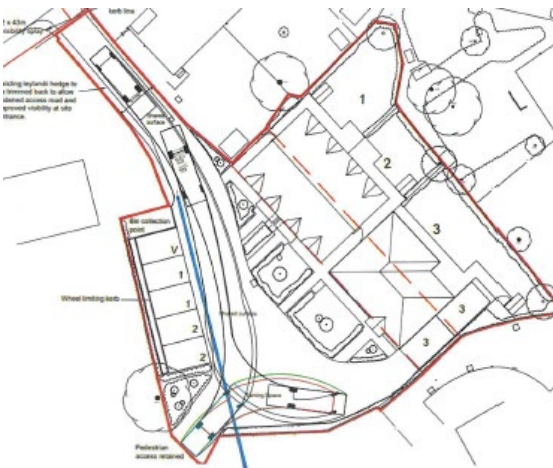
The proposal is to retain the middle 5 for parking, with the top end one a bin collection point and the bottom end one turned into a planting bed. 4 of these are for the 2 houses, each with an EV charging point, and one for visitors without. According to the Design & Access Statement both the parking spaces beside the bungalow are for visitors, and the charging point is still on the outer one:

Therefore parking is required as follows:

	Parking Required	Parking Provided
Plot 1	2 spaces	2 + 0.5 spaces
Plot 2	2 spaces	2 + 0.5 spaces
Plot 3	1 + 0.5 spaces	2 visitor space
Total	5.5 spaces	7 parking spaces



Purple dots are EV charging points



Tracking diagram for 7.5t box van; the blue line shows where a 5m parking bay would come to

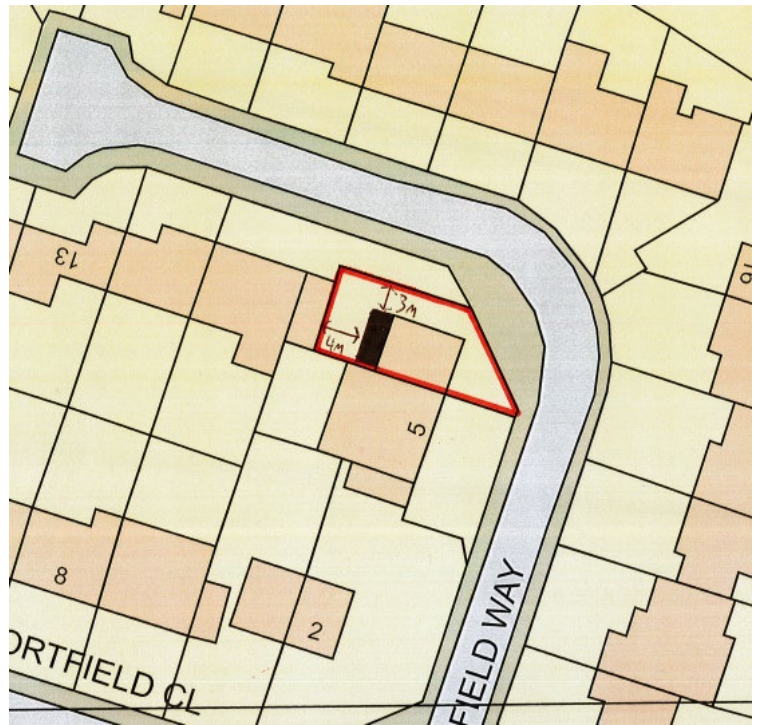
The bays are not dimensioned, but scaling off seems to show they are still undersized; the residents' bays are about 2.8m wide but only 4.2m long; EV charging bays should be wider than that, and the 5m line fouls the tracking trace of a box van 3-point turning in order to emerge forwards onto Overn Crescent. Given that the occupant of the bungalow may not be housebound with visiting carers, they may have an adapted vehicle and wheelchair or scooter, its parking bays being 2.8m x 5m, but sandwiched between a close-board fence and the housewall, with a fence across the end is totally inadequate; they should be 3.8m (to allow space for a wheelchair to manoeuvre beside the vehicle) x 5.5m (to allow access to the boot).

There is also a new (July 2023) Biodiversity Net Gain Assessment.

- 4. **23/02721/APP**                      7 Portfield Way, MK18 1BB  
Householder application for single storey rear extension  
*Jasinski*



Location plan



Block plan



Front view of house (11/9/23)



Applicant's photo of existing rear wall



View of rear of №7 (left) and №5 (right, with rear extension) (11/9/23)

The site is a corner plot on the inside of the left-hand bend of Portfield Way off Bourton Road. It is a 2-bedroomed semi-detached chalet bungalow, with dormer windows in the front roof. Its partner, №5, already has a rear extension with a sloping tiled roof (see photo above). Front extensions to both houses were also approved in 1982 provided both were built, and it rather looks as though they weren't as – apart from the bow window - the front of №7 is almost identical to those unimproved houses on this stretch of Portfield Way (the houses round the corner are a different style and larger). The gabled porch on №5 is more recent and does not appear to have permission. It seems likely that the garage in the photo (half of a double garage attached to №9) belongs to №7, as its rear wall is in line with the boundary fence, but the red line site boundary does not show this. (Application plans for №9 (18/03597; two storey extension, Refused) show a single attached garage only).

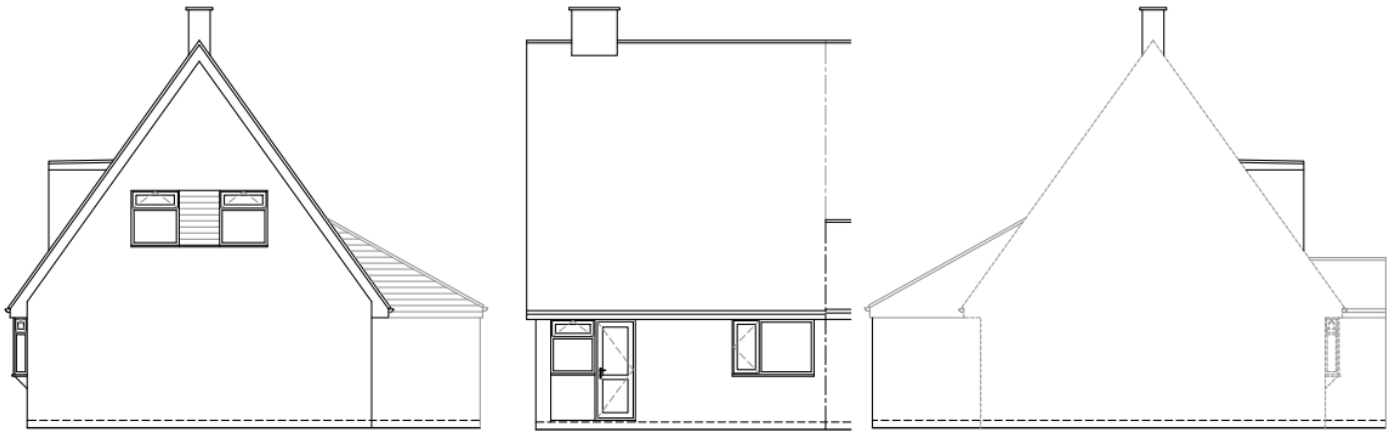
#### Property History

1	82/00186/AV	EXTENSION TO SITTING ROOM AND GARAGE (NO 5) EXTENSION TO SITTING ROOM (NO 7)	Approved
2	23/02721/APP	Householder application for single storey rear extension	Pending Consideration

The proposal is to add an almost full-width rear extension to the house (a narrow gap will remain between this and the next-door extension); it will have a single pitch roof at a shallower angle than the one next-door. The existing single-panel glazed door to the kitchen will be replaced with French windows and two full-height glazed panels; it is not stated whether the meter cupboard in the applicant's photo will be re-sited on the side elevation for ease of access. It is 2.25m deep, very slightly longer than next-door's, and will leave approximately 4m of garden between it and the garage. It is slightly set in from the building line on the north side and so does not project into the side passage.

Materials – brick (best available match); replica PVCU tiled roof to match; doors and windows white PVCU to match existing.

Existing elevations

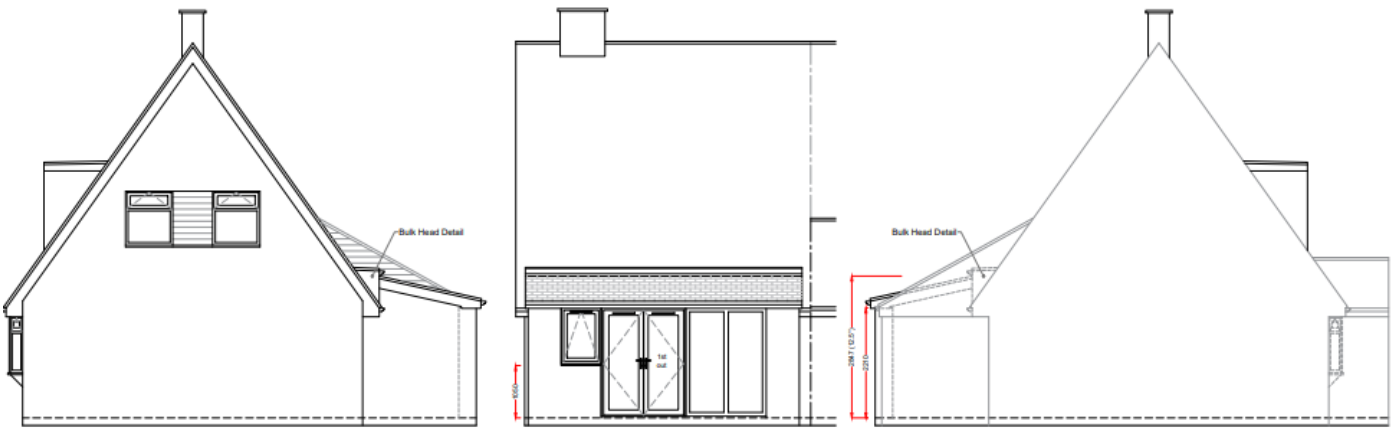


Side elevation facing Portfield Way

Rear elevation

South side elevation

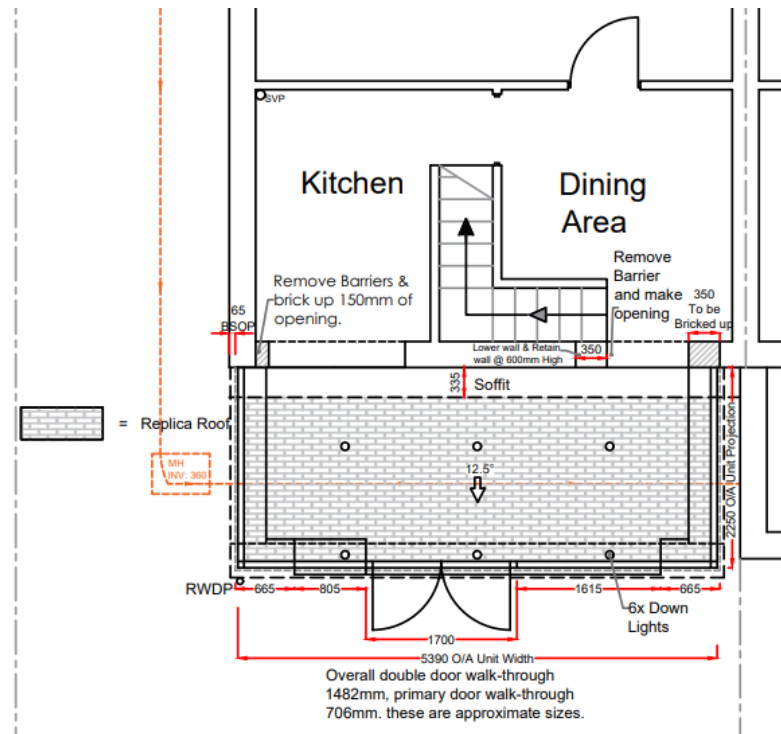
Proposed elevations



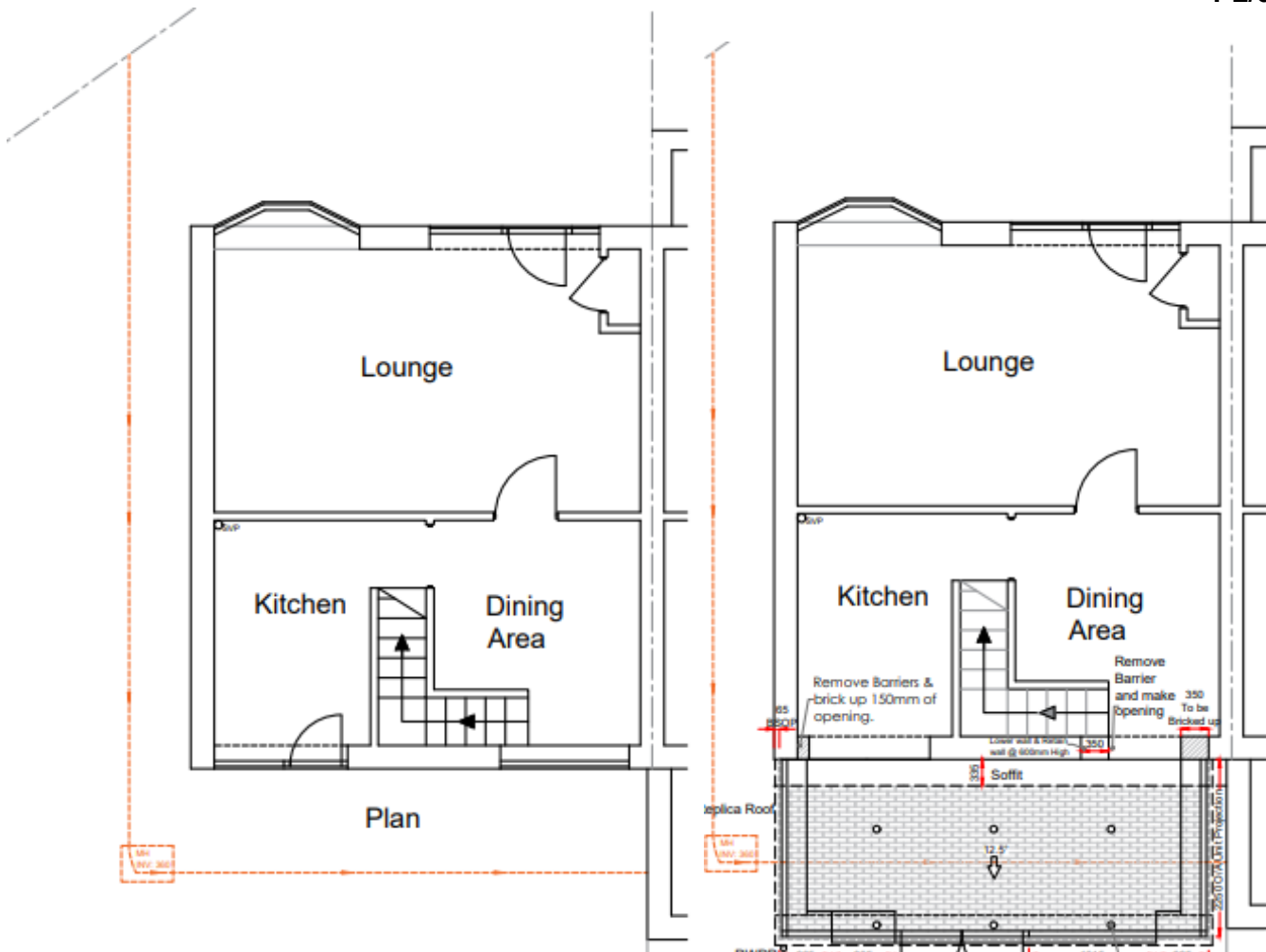
Side elevation facing Portfield Way

Rear elevation

South side elevation



Details of changes (comparison plans on next page)



Existing ground floor plan

Proposed extension and alterations

**Not for Consultation (trees)**

**3. 23/02476/ATP**

Maids Moreton Avenue

Tree Code 770108 - 871 (Lime)

Section fell to ground; tree with raised roots. Risk of becoming unstable as it matures.

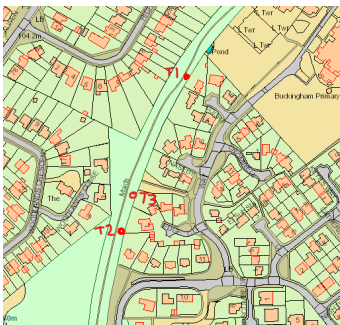
Tree Code 62768 - 146 (Lime)

Remove all basal and epicormic growth to allow further inspection of the base

Tree Code 61548 - 182 (Lime)

Remove all basal and epicormic growth to allow further inspection of the base

*Neil Pasmore, Buckinghamshire Council*



T1 may be the Lime recommended for felling in the tree survey submitted for 23/01853/ATP (installation of root barrier to oak to rear of 4 Carisbrooke Court)

## 4. 23/02508/ATP

4 Villiers Close MK18 1JH

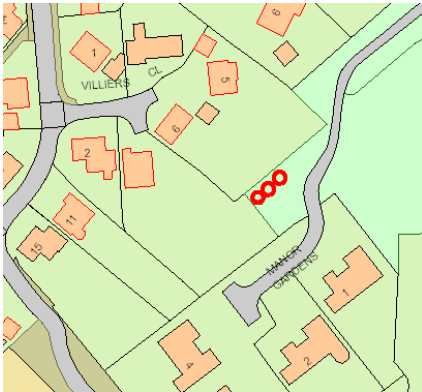
Five day notice to remove three dead sycamore trees

*Baker [Wilby Tree Surgeons]*

Reason given:

“Our surveyor visited the above property this week and found 3 dead Sycamore at the rear of the property. Please see attached plan indicating T1, T2 and T3 and also photos. We hereby serve 5 days notice to section fell the trees to leave standing monoliths at safe heights.”

**5-Day approval has already been granted (18<sup>th</sup> August).**



New trees will be planted; species to be agreed

KM

12/9/23

**BUCKINGHAM TOWN COUNCIL**  
**PLANNING COMMITTEE**  
**MONDAY 18<sup>TH</sup> SEPTEMBER 2023**

**Contact Officer: Mrs. K. McElligott, Planning Clerk**

**MORETON ROAD PHASE III – SECRETARY OF STATE CALL-IN**  
**(application 20/00510/APP)**

**Update for Members' Information**

The Inquiry is booked for (at least) 6 days, starting on Tuesday 17<sup>th</sup> October, at The Gateway. Cllr Cole and the Planning Clerk will be attending for the Town Council, but only Cllr. Cole is a registered speaker. The applicants and Buckinghamshire Council will have barrister representation, and expert witnesses.

The Inspector is Mr. R. Barrett.

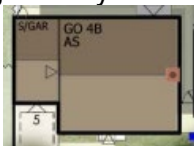
A timetable meeting has been held (via Teams) and dates for submissions set. Main documents have to be submitted by 12<sup>th</sup> September and additional items by 19<sup>th</sup> September.

History

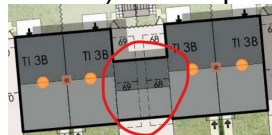
The application was originally submitted in February 2020 with Amended and Additional Plans in March 2021 and February 2022. The draft s106 was added to the website (in 17 different sections) in March 2023.

37 new documents have been added to the appeal website (advised to us on the afternoon on Monday 11<sup>th</sup> September) though some of these are batches, such as 23 drawings of sale house types. The new Design & Access Statement is now 118 pages – the previous one was 56 – and there is an updated Flood Risk Assessment to take account of recent events.

At 5.30pm on Tuesday 12<sup>th</sup> September, the new Transport Assessment was sent through – 331 pages – and the appellants' suggestions for the Inspector's site visit, List of Core Documents (9 sides of A4) and the Statement of Common Ground between the appellant and Buckinghamshire Council, so just barely within the closing date, depending on when the Inspectorate Office closes. All these documents will have to be gone through in detail to see what has been changed (for example, though many of the houses will now have chimneys, the new drawings refer you to the Planning Layout for which ones, and each plot has to be



checked for this small dot on the ridgeline (there are 61, but some semidetached houses have one central stack). Two separate semi-detached affordable



houses have a carport between them but none of the other 44 have either a carport or a garage, while the majority of private housing has one or the other, so tenure blindness is still not observed.

The D&A Statement (labelled SANTEC PLANS AND DAS in the Appeal document list) not only recognises the existence of the Vision & Design SPD, it devotes pp112-117 to a detailed commentary on how the amendments have taken note of its content. pp100-109 are devoted to a similar exercise for the AV Design SPD and National Design Guide.



Sustainability - each plot is to have an EV charging point; no solar panels as there will be air source heat pumps used, but these can be installed by houseowner; only electricity, no gas; good insulation; economic water use. However it remains to be seen from the Transport Assessment if "Connectivity to local facilities help reduced vehicle trips" is credible.

#### Typical street scenes



Spine road, west side, southern end



Spine road, west side, northern end



Street facing fields to west, northern end

KM  
13/9/23

**A421 WORKSHOP 12 SEPTEMBER 2023**

I attended the A421 Corridor workshop, but it was little more than a box-ticking exercise by Atkins, the traffic management company brought in by BC to assess the best way forward.

There were (suspect) traffic surveys. Regarding Buckingham they had calculated 1200 vehicles per hour using the Buckingham by-pass, but interesting had only monitored the western Tingewick side via satnav feedback. No mention of the daily two-mile westbound queues around 5pm at the Bletchley Road roundabout.

They failed to note that the A421 is a major east-west HGV route for traffic from the eastern coast ports through to Southampton and the west, despite HGVs accounting for 15% of through traffic (more than all our other local roads - A422, A413 and A4421 - combined), which goes right through the middle of Buckingham.

I put forward our case for a southern dualled by-pass connecting Bottledump roundabout with the bottom of the Tingewick by-pass, as the A421 at Buckingham is no longer a by-pass, and now runs through increasingly residential areas, contrary to BC's Local Transport Plan 5 Draft Vision of July 2023 which commits itself to "ensuring through-traffic is routed away from residential areas."

Parish councillors from Whaddon, Newton Longville and the Horwoods spoke about the impact which 3000 new homes at Shenley Park (1200) and Salden Chase (1800) will have on the A421. They also called for dualling from Bottledump through to the Stoke Hammond bypass to relieve traffic pressures on their villages.

There was also an intriguing suggestion put forward that tramways might be considered between Milton Keynes, Buckingham and Winslow, as has been done to connect Manchester with its surrounding towns.

The workshop was well-attended by A421-affected towns and parishes, and there was some robust discussion, and slides will be sent out. Post-It feedback was also collected, and they will call another meeting in November with the results. The intention is that a draft plan for the A421 Corridor will be ready by the end of the year, Buckinghamshire Council stressing it will keep towns and parishes fully involved.

**Cllr Mark Cole JP, BTC Chairman Planning**

**13 September 2023**

4th September 2023  
Appeal Ref: 23/00064/ENFNOT  
Enforcement Ref: NC/23/00141/LB  
Pl. Ref: APP/J0405/F/23/3328701

Dear Sir/Madam,

**TOWN & COUNTRY PLANNING ACT 1990  
APPEAL UNDER SECTION 174**

**Site Address:** 14 Church Street Buckingham Buckinghamshire MK18 1BY  
**Breach:** Appeal against Without listed building consent, the unauthorised installation of plasterboard internal stud walls and ceilings and accompanying insulation throughout.  
**Appeal by:** Mr Ashley Brown  
**Enforcement Ref:** NC/23/00141/LB      **Appeal Ref:** 23/00064/ENFNOT  
**Planning Inspectorate Ref:** APP/J0405/F/23/3328701

I am writing to notify you that an appeal has been made to the Secretary of State against an enforcement notice issued by the Council in respect of the above site on 24 July 2023.

The start date for this appeal is 4 September 2023.

The appellant has appealed against the notice on the following grounds: E.G.  
For a list of the grounds and their descriptions please see the note at the end of this letter.

Buckinghamshire Council issued the Enforcement Notice for the following reasons:

The building is included within a list of buildings of special architectural or historic interest compiled or approved under section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). The building is a Grade II Listed Building. It appears to the Council that unauthorised works have been undertaken to the Listed Building without obtaining the necessary listed building consent which constitutes a contravention of s9(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

The unauthorised stud walls and ceilings with plasterboard and insulation have encased the existing wall finish which is failing and made up of a combination of historic and modern plaster. The addition of the stud walls, ceilings and plasterboard has created a modern flat box within the rooms, has reduced the size of the rooms and had a harmful impact to the character of the building. The addition to the wall depth has also been inappropriately detailed around window and door apertures giving them greater depth. The stud walls and ceilings have been inappropriately detailed to not allow ventilation behind and the stud walls and ceilings are of substantial depth that they alter the size of the room and depths of window and door apertures causing harm to the character of the building.

The Council does not consider that listed building consent should be given, because conditions could not overcome these objections.

If you wish to make any comments on the appeal, please send 3 copies to the Planning Inspectorate within **six weeks** of the appeal start date, **quoting the Planning Inspectorate reference**. You can do so online at <https://www.gov.uk/planning-inspectorate>.

If you do not have access to the internet, you can send comments to Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN :

Any comments made will be forwarded to all parties involved in the appeal. **Please do not send your comments to us.**

Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at: <https://www.gov.uk/planning-inspectorate>

Yours faithfully,

Appeals Officer  
ENOBJE

**List of Grounds for Appeal:**

- (a) That the building is not of special architectural or historic interest.
- (b) That the matters alleged to constitute a contravention of section 9(1) or (2) have not occurred.
- (c) That those matters (if they occurred) do not constitute such a contravention.
- (d) That works to the building were urgently necessary in the interests of safety or health or for the preservation of the building, that it was not practicable to secure safety or health or, as the case may be, the preservation of the building by works of repair or works for affording temporary support or shelter, and that the works carried out were limited to the minimum measures immediately necessary.
- (e) That listed building consent ought to be granted for the works, or that any relevant condition of such consent which has been granted ought to be discharged, or different conditions substituted.
- (f) That copies of the notice were not served as required by section 38(4).
- (g) Except in relation to such a requirement as is mentioned in section 38(2)(b) or (c), that the requirements of the notice exceed what is necessary for restoring the building to its condition
- (h) That the period specified in the notice as the period within which any step required by the notices to be taken falls short of what should reasonably be allowed.
- (i) That the steps required by the notice for the purpose of restoring the character of the building to its former state would not serve that purpose.
- (j) That steps required to be taken by virtue of section 38(2)(b) exceed what is necessary to alleviate the effect of the works executed to the building.
- (k) That steps required to be taken by virtue of section 38(2)(c) exceed what is necessary to bring the building to the state in which it would have been if the terms and conditions of the listed building consent had been complied with.

## **Department of Levelling Up, Housing & Communities**

### **Consultation - 12 weeks from 25 July to 18 October 2023.**

#### **Topic of this consultation:**

This consultation seeks views on our proposals to implement the parts of the Levelling Up and Regeneration Bill which relate to plan-making, to make plans simpler, faster to prepare and more accessible.

#### **Scope of this consultation:**

Our vision is for local plans (and minerals and waste plans) to be simpler to understand and use, and positively shaped by the views of communities about how their area should evolve. We want them to clearly show what is planned in a local area – so that communities and other users of the plan can engage with them more easily, especially while they are being drawn up. We want them to be prepared more quickly and updated more frequently to ensure more authorities have up-to-date plans that reflect local needs. And we want them to make the best use of new digital technology, so that people can get involved without having to go through hundreds of pages of documents at council offices and to drive improved productivity and efficiency in the plan-making process.

#### **Aims:**

##### **Making the role and content of plans clearer**

We propose to make it clearer what the role of plans should be, and what they should or might contain. This will allow them to be simpler, shorter and more visual, showing more clearly what is planned in local areas so that local communities and other users of the plan can engage more easily.

Rather than planning authorities splitting their local plan across multiple documents, in the future they will have a single local plan to help make it clear which planning policies will be considered when planning applications are considered. Additionally, minerals and waste plans (which set the planning policy for minerals extraction, waste and recycling facilities and so on) will either sit separately or – depending on which body is responsible for preparing it – could be incorporated into the local plan.

One other important way to make plans simpler will be for policies to focus only on locally important matters. We will be introducing a set of ‘national development management policies’, which will cover many of the ‘general’ policies typically found in plans. New plans will therefore not repeat the national development management policies, reducing duplication across the country. We have [previously consulted](#) on our initial thinking on the scope and content of these new national policies, and there will be further opportunities to share your views on them in the future.

##### **Speeding up the process for preparing a plan**

We propose to set a timeframe of 30 months (two and half years) to prepare and put in place (adopt) a plan. That is much faster than currently. The process will become more standard for planning authorities to follow. Before the timeframe begins, planning authorities will be able to undertake preparation to be in the best position to start their plan, and will be required to announce when the formal plan preparation process will start.

When producing a plan, we will expect planning authorities to do the following:

- define the scope of the plan and prepare a programme for how they are going to develop the local plan (through the Project Initiation Document) including when they will consult with the public
- through close working with local communities and stakeholders, prepare a vision for how the area could change and develop, and how progress towards meeting this vision will be delivered and monitored, giving communities a genuine opportunity to shape, from the earliest stages, how their area meets its needs and evolves over time
- prepare the right amount of evidence to test and underpin the proposals in the plan, so that there is transparency and confidence in the plan
- invite early participation and hold different stages of consultation with local communities, stakeholders and statutory bodies along the process, to make sure the plan takes account of a wide range of views
- ensure that the plan is maximising opportunities to protect the environment and human health, and deliver on the government's environmental targets and commitments, informed by relevant environmental policy including strategies for water, flood risk management, air quality and landscapes, and Local Nature Recovery Strategies, as well as the processes of Strategic Environmental Assessment, and its eventual replacement Environmental Outcomes Reports
- have the plan assessed by a Planning Inspector at public examination, which should take no longer than 6 months (plus an additional three months if further consultation is needed)

Questions:

<b>Chapter 1: Plan content</b>			
Q.no	Paras	Question	Response
1	19-24	Do you agree with the core principles for plan content? Do you think there are other principles that could be included?	
2	25-29	Do you agree that plans should contain a vision, and with our proposed principles preparing the vision? Do you think there are other principles that could be included?	
3	30-32	Do you agree with the proposed framework for local development management policies?	
4	33-37	Would templates make it easier for local planning authorities to prepare local plans? Which parts of the local plan would benefit from consistency?	
5		Do you think templates for new style minerals and waste plans would need to differ from local plans? If so, how?	
<b>Chapter 2: The new 30 month plan timeframe</b>			

6	38-46	Do you agree with the proposal to set out in policy that planning authorities should adopt their plan, at the latest, 30 months after the plan preparation process begins?	
7	47-53	Do you agree that a Project Initiation Document will help define the scope of the plan and be a useful tool throughout the plan making process?	
<i>NB</i>	<i>54-65</i>	<i>have no questions appended</i>	
<b>Chapter 3: Digital plans</b>			
8	66-70	What information produced during plan-making do you think would most benefit from data standardisation, and/or being openly published?	
9	71	Do you recognise and agree that these are some of the challenges faced as part of plan preparation which could benefit from digitalisation? Are there any others you would like to add and tell us about?	
10	72-74	Do you agree with the opportunities identified? Can you tell us about other examples of digital innovation or best practice that should also be considered?	
11		What innovations or changes would you like to see prioritised to deliver efficiencies in how plans are prepared and used, both now and in the future?	
<b>Chapter 4: The local plan timetable</b>			
12	75-83	Do you agree with our proposals on the milestones to be reported on in the local plan timetable and minerals and waste timetable, and our proposals surrounding when timetables must be updated?	
13		Are there any key milestones that you think should automatically trigger a review of the local plan timetable and/or minerals and waste plan timetable?	
<b>Chapter 5: Evidence and the tests of soundness</b>			
14	84-91	Do you think this direction of travel for national policy and guidance set out in this chapter would provide more clarity on what evidence is expected? Are there other changes you would like to see?	
15	92-96	Do you support the standardisation of evidence requirements for certain topics? What evidence topics do you think would be	

		particularly important or beneficial to standardise and/or have more readily available baseline data?	
16	97-98	Do you support the freezing of data or evidence at certain points of the process? If so which approach(es) do you favour?	
17	99-100	Do you support this proposal to require local planning authorities to submit only supporting documents that are related to the soundness of the plan?	
<b>Chapter 6: Gateway assessments during plan-making</b>			
18	101-103	Do you agree that these should be the overarching purposes of gateway assessments? Are there other purposes we should consider alongside those set out above?	
19	104-111	Do you agree with these proposals around the frequency and timing of gateways and who is responsible?	
20	112-114	Do you agree with our proposals for the gateway assessment process, and the scope of the key topics? Are there any other topics we should consider?	
21	115	Do you agree with our proposal to charge planning authorities for gateway assessments?	
<b>Chapter 7: Plan examination</b>			
22	116-120	Do you agree with our proposals to speed up plan examinations? Are there additional changes that we should be considering to enable faster examinations?	
23	121-124	Do you agree that six months is an adequate time for the pause period, and with the government's expectations around how this would operate?	
<b>Chapter 8: Community engagement and consultation</b>			
24	125-141	Do you agree with our proposal that planning authorities should set out their overall approach to engagement as part of their Project Initiation Document? What should this contain?	
25		Do you support our proposal to require planning authorities to notify relevant persons and/or bodies and invite participation, prior to commencement of the 30 month process?	



26	142-148	Should early participation inform the Project Initiation Document? What sorts of approaches might help to facilitate positive early participation in plan-preparation?	
27	149-157	Do you agree with our proposal to define more clearly what the role and purpose of the two mandatory consultation windows should be?	
28		Do you agree with our proposal to use templates to guide the form in which representations are submitted?	
<b>Chapter 9: Requirement to assist with certain plan-making</b>			
29	158-159	Do you have any comments on the proposed list of prescribed public bodies?	
30	160-162	Do you agree with the proposed approach? If not, please comment on whether the alternative approach or another approach is preferable and why.	
<b>Chapter 10: Monitoring of plans</b>			
31	163-174	Do you agree with the proposed requirements for monitoring?	
32		Do you agree with the proposed metrics? Do you think there are any other metrics which planning authorities should be required to report on?	
<b>Chapter 11: Supplementary plans</b>			
33	175-189	Do you agree with the suggested factors which could be taken into consideration when assessing whether two or more sites are 'nearby' to each other? Are there any other factors that would indicate whether two or more sites are 'nearby' to each other?	
34	190-191	What preparation procedures would be helpful, or unhelpful, to prescribe for supplementary plans? e.g. Design: design review and engagement event; large sites: masterplan engagement, etc.	
35	192-194	Do you agree that a single formal stage of consultation is considered sufficient for a supplementary plan? If not, in what circumstances would more formal consultation stages be required?	
36	195-199	Should government set thresholds to guide the decision that authorities make about the choice of supplementary plan examination routes? If so, what thresholds would be most helpful? For example, minimum size of development planned for, which could be quantitative both in terms of land use and spatial coverage; level of	

		interaction of proposal with sensitive designations, such as environmental or heritage.	
37	200-205	Do you agree that the approach set out above provides a proportionate basis for the independent examination of supplementary plans? If not, what policy or regulatory measures would ensure this?	
<b>Chapter 12: Minerals and waste plans</b>			
38	206-210	Are there any unique challenges facing the preparation of minerals and waste plans which we should consider in developing the approach to implement the new plan-making system?	
<b>Chapter 13: Community Land Auctions</b>			
39		Do you have any views on how we envisage the Community Land Auctions process would operate?	
40	211-231	To what extent should financial considerations be taken into account by local planning authorities in Community Land Auction pilots, when deciding to allocate sites in the local plan, and how should this be balanced against other factors?	
<b>Chapter 14: Approach to roll out and transition</b>			
41	232-251	Which of these options should be implemented, and why? Are there any alternative options that we should be considering?	
<i>NB</i>	<i>252-258</i>	<i>have no questions appended</i>	
<b>Chapter 15: Saving existing plans and planning documents</b>			
42	259-265	Do you agree with our proposals for saving existing plans and planning documents? If not, why?	
43	266	Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?  Please provide a free text response to explain your answer where necessary. Is there anything that could be done to mitigate any impacts identified?	

**Shenley Park SPD** Consultation ends on 11 October 2023

## Summary of questions

Q	Follows paragraph	Question	Response
1	1.3	<p>The Vision promotes designing the new development to enable people living in existing and new communities to interact and function harmoniously together.</p> <p>The consultation on the SPD seeks to confirm that this is a shared vision: facilitating interaction and integration to unify the existing communities of Whaddon and the western flank neighbourhoods with the new community of Shenley Park, maintaining the physical separation and distinctive character of each place whilst enabling use of new and existing community facilities, amenities and services within the area as a whole.</p>	
2	5.4	<p>Despite the stopping up of Shenley Road through the site, there remains an option to maintain some degree of vehicular connectivity between Whaddon village and Shenley Park (see two diagrams (Figs 17 and 18) below).</p> <p>The consultation on the SPD seeks to establish if there is a preference for one of the two options below.</p> <p>If a clear preference is expressed during the consultation on the SPD for either option then the final SPD will reflect this preference.</p>	
3	6.2	<p>The Whaddon offset (buffer) is recommended to be designed as a shared landscaped space for informal recreation to encourage community connectivity and integration.</p> <p>Given its rural context, the consultation on the SPD seeks to establish if there is a preference for the inclusion of an informal cricket pitch as part of encouraging this community integration as part of the Whaddon buffer.</p> <p>If a clear preference is expressed during the consultation on the SPD for the inclusion of an informal cricket pitch in this location, then the final SPD will reflect this preference.</p>	
4	6.5	<p>Access to outdoor sport and play facilities is important to create local opportunities for exercise and play for all ages and to promote healthy lifestyles and inclusive communities but their design should also be commensurate with their setting and the character of the open space.</p> <p>The consultation on the SPD seeks to establish if there is a preference for the inclusion of a skate park or a BMX track as part of any provision.</p> <p>If a clear preference is expressed during the consultation on the SPD for the inclusion of a skateboard park or BMX track, then the final SPD will reflect this preference.</p>	

**Cabinet Meeting 12/9/23****Written Question from Councillor Robin Stuchbury to Councillor Peter Strachan,  
Cabinet Member for Planning and Regeneration**

“Buckingham Town Council recently wrote to six of its local Buckinghamshire Councillors to ask how they could be more involved in the early stages of Section 106 agreements. This could include involvement in such issues as an automatic inclusion of the right to adopt, limiting the necessity for management companies as so to reduce the economic tariffs on new developments to the bare minimum, and looking at economic considerations so that agreements match the aspirations in Buckinghamshire Council’s Parish Charter.

Could the Cabinet Member please explain what steps Buckinghamshire Council is willing and able to take to work and engage earlier with Buckingham Town Council on future developments and infrastructure projects?”

**RESPONSE from Councillor Matthews**

Local Ward Members and Parish/Town Councils are consulted on planning applications and can provide comments on all aspects of the proposal. It is during the application process, prior to a determination that Members and Town/Parish Councils have an opportunity to identify and request mitigation proposals. It should be noted that identifying and requesting mitigation if the planning application is to proceed, does not prejudice or undermine your overall position. Any mitigation requests must be considered by officers in relation to the tests of lawfulness detailed within the National Planning Policy Framework (NPPF), the associated guidance (PPG) and within the Community Infrastructure Levy (CIL) regulations. Paragraph 002 of the PPG details that planning obligations can assist in mitigating the impact of unacceptable development to make it acceptable in planning terms.

**As set out within the NPPF (para 57) to meet the tests obligations must be:**

- necessary to make the development acceptable in planning terms.
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

At the stage of drafting and finalising an S106 agreement, we are working to approved Heads of Terms. The S106 agreement is simply the legal mechanism that secures the obligations as set out in the recommendation to approve (either by the officer or planning committee). We do however publish S106 drafts 10 working days prior to completion albeit this is not a formal consultation. The Council also publishes an Infrastructure Funding Statement in relation to developer contributions secured and spent.

The Vale of Aylesbury Local Plan sets out the following under Policy I1 Green Infrastructure:

“Green infrastructure being provided must have a long-term management and maintenance strategy to be agreed by the council with assets managed for at least 30 years after completion and during this time secure a mechanism to manage sites into perpetuity. The management and maintenance strategy shall set out details of the owner, the responsible body and how the strategy can be implemented by contractors”

Long term stewardship of the public realm is important to ensure that open space provided from development is maintained to high standards. We are supportive of Town and Parish Council's taking on the ownership and maintenance of Open Space, however, as it stands this is ultimately at the discretion of the developer. The wording of the S106 Agreements, therefore, offers flexibility for the developer to look at both options of Parish and Town Council adoption or establishing a residential management company. This also reflects that not all Town and Parish Councils have the desire to take on all responsibilities. The important part in planning terms, is that the open space is delivered and maintained to mitigate the impacts of the development. We encourage Town and Parish Councils who have interest in taking on new Open Space to actively engage in dialogue with developers and the Council as sites come forward through the planning process.

The commuted sum is required for Parishes and Town Councils to adopt as – understandably – such a process comes with a burden of ongoing additional public costs. Residents when purchasing properties on a site where a management company is in place are accepting the costs and associated obligations resulting from this. Nevertheless, the standard and quantum of Open Space will meet the required obligations of the S106, regardless of which ongoing maintenance mechanism is brought into effect.

## Applications to fell trees 2020 onwards

## Protected trees (ATP)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	00834	2 Bostock Court	Weeping Willow	Dead (DD five day notice)	Approved
	01942	Land adj. 11 Cromwell Court	3 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved
	02356	Maids Moreton Avenue, adj. 3 Carisbrooke Ct	Chestnut	Reported as reason for subsidence	Approved
	03021	1 Bostock Court	4 x Lawson Cypress	Causing excessive shading and have low amenity value	Approved
	03373	Open space, Watchcroft Drive	Sycamore	Dying and diseased, large limbs already dead, possible suffering from Sooty Bark disease. Bordering School so high risk.	Approved
	03375	Maids Moreton Avenue, rear of Stratford Lodge	Not specified	Remove dead trees and regrowth from previous felling.	Approved
2021	01706	Land adj. 11 Cromwell Court	1 x Norway Maple	Omitted from 20/01942/ATP; implication in subsidence issue	Approved
	03259	Buckingham Primary School ( <i>mainly Maids Moreton Avenue</i> )	1 x English oak 1 x Common Hawthorn	Bad form, limited potential. Falling distance of playground and sheds. Almost completely ivy with limited live growth visible. Leans over public footpath	Approved
	04300	2 London Road	1 x White Fir	Fell; in decline, potential hazard of falling branches ( <i>also 21/04413/ATP to trim back only: approved 1/4/22</i> )	Refused 29/11/22
	04603	Maids Moreton Avenue [ <i>rear of Carisbrooke Ct</i> ]	T1 Lime T2 Beech T3 Horse Chestnut	Risk of failure Leaning over footpath In decline	Approved
2022	00463	Waglands Garden	(T1 Walnut  (T2 Holly  T3/T4 Cypress	<i>Overall crown reduction by 2-3m to manage canopy weight and alleviate stress on cavities and stem decay.) Crown lift canopy by 2m and remove epicormic regeneration around the base.) Remove - dying/dead. All works are from a health and safety POV.</i>	Approved
	01672	Foscott Way	T1 Ash	Suffering from Ash Die-back	Approved
	01735	4 Villiers Close [Maids Moreton Avenue TPO]	T1 & T2 Sycamore	Significant basal decay and possible damage to Listed wall	Approved
	02591	Waglands Garden	T1 Lime T2, T3 Cypress	Diseased and rotting at the base of the trunk Dead/dying	Approved (5-day notice)

<b>2022</b>	02857	University campus Station Road	T366 Cypress	Storm damage to crown, now compromised; safety risk to car park	Approved (5-day notice)
	02860	University campus Verney Park	T386 Ash T388 Ash T389 Ash	(All) Significant deadwood throughout crown. Remove to ground level	Approved
	03896	Waglands Garden	G1 Cypress	Root plate has failed and tree is leaning on another - fell for safety reasons as is next to visitor parking	Approved (5-day notice)
<b>2023</b>	01605	Maid's Moreton Avenue	T1, 2 & 3 Hawthorns	Ivy-covered and leaning on fence of Highlands Road house. Fell to Ground. (Will probably regrow from stump)	Approved
	01608	Watchcroft Drive [Maid's Moreton Avenue TPO]	T1 Sycamore	Major deadwood, suffering from sooty bark disease. Fell to ground	Approved
	02476	Maid's Moreton Ave.	770108-871 Lime	Raised roots, risk of becoming unstable as it matures	
	02508	4 Villiers Close [Maid's Moreton Avenue TPO]	3 Sycamores	Dead	Approved (5-day notice)

## Conservation Area trees (ATC)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	03689	Hunter St car park	2 x Willow	Suffering from fungus and decay	Approved
	03994	Land adj Tingewick Rd, behind 22 Nelson St.	1 x Scots pine Pt conifer hedgerow	To allow formation of new access per approved application 19/00391/APP	Deemed approval (out of time)
2021	00477	Sandon House, Moreton Road	Plum, Laburnum and Cherry	Plum – stem decay; Laburnum & Cherry dying. No replanting planned at present	Approved
	00492	1 Bone Hill	Elder	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	00730	Land rear of 2 Market Hill	2 x Wild Cherry; Sycamore; Ash	Fell to allow development (development approved 16/6/21)	Deemed approval (out of time)
	01523	11 Chandos Road	1 x Spruce	Roots damaging lawn	Approved
	02421	Adj. 1 Bone Hill	Ash	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	02904	5 Moreton Road	1 x conifer	None given	Approved
	03115	7 Chandos Road	1 x larch	None given	Approved
	03123	Island behind 1 School Lane	1 x ash	Leaning over river, roots exposed by floodwaters; threat of collapse into houses	
	03652	1 Church Street	5 x conifers	None given	Approved
2022	00287	20 West Street	1 x holly	Too close to building	Approved
	00929	Chandos Park	Sycamore	Fell (storm damage) replacement scheduled	Approved
	02171	Candleford Court	Ash Elm Plum	Fell; decayed trunk Fell, dead stem leaning over river Fell, to avoid damage to wall	Approved
	02404	40 Well Street	Eucalyptus	Fell, excessive lean towards buildings and path (5-day notice)	Approved
	02499	37 Well Street	Ash Sycamore	Danger of falling on to Listed Buildings opposite Excessive shading of garden	Approved
	02980	55 Well Street	Mulberry	Old & stunted; to be removed to prevent damage to Listed Building and drainage pipes	Approved *
	03026	15 Chandos Road	5 x Himalayan Birch	Fell to ground	Approved
	03118	55 Well Street (tree is in Brooks Court)	Strawberry Tree	Fell to allow access from the highway to the rear garden	Approved *

\*NB: APP/ALB applications to renovate 55 Well Street were Refused.





	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	<b>Call-ins Accepted</b>					<b>Shire Councillors</b>						<b>Notes</b>				
2	<b>Year</b>	<b>Appln</b>	<b>Type</b>	<b>site</b>	<b>Proposal</b>	<b>CC</b>	<b>SC</b>	<b>TM</b>	<b>HM</b>	<b>RS</b>	<b>WW</b>	<b>date of BTC agenda</b>	<b>Later contact if any</b>	<b>Response</b>	<b>Committee Date</b>	<b>Decision</b>
3	2019	00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	v	-	15/4/19 & 18/1/21	amended plans	Reduction to 12 houses - no change; RS call-in Jan. 2021; RS checked again 28/8/23 following amended plans (21/8/23)	<b>Call-in not to be actioned (email 06/09/2023)</b>	
4																
5	<b>Call-ins submitted since Constitution changed July 2021</b>											<b>Notes</b>				
6	<b>Year</b>	<b>Appln</b>	<b>Type</b>	<b>site</b>	<b>Proposal</b>	<b>meeting</b>	<b>date called in</b>	<b>acknowledged</b>	<b>who by</b>	<b>Later contact if any</b>	<b>Response</b>	<b>Committee Date</b>	<b>Decision</b>			
7	2021	04886	APP	The Workshop, Tingewick Road	New shed & fence (Retrosp)	24-Jan	26-Jan				WW has called in; BTC request to speak at Committee		<b>withdrawn 14/4/23; replaced by 23/01653/ APP</b>			
8	2022	03472	APP	35 Lace Lane	New dormer (Retrosp) and HMO licence for 7	07-Nov	10-Nov			RS	corresp. Officer/RS February 23	call-in refused 7 Feb 23	<b>approved 10/2/23</b>			

	A	B	C	D	E	F
1	Licence number where available		Address		residents, if stated	date issued
2	LC2020	10-60877	19	Bernardine's Way	5	17/12/2020
3	LC2021	01-62550		Garden House, Castle Street	13	01/04/2021
4	LC2019	05-37137	34	Fishers Field	4	22/02/2019
5	LC2019	01-032210	36	Fishers Field	4	05/02/2019
6	LC2021	11-71789	61	Fishers Field	5	18/08/2022
7	LC2019	013-2119	63	Fishers Field	5	18/01/2018
8	LC2019	01-32204	73	Fishers Field	4	04/02/2019
9	LC2020	01-47788	97	Fishers Field	5	08/07/2020
10	LC2019	01-32131	35	Lace Lane	8	25/02/2019
11	LC2019	10-41903	6	Market Hill	8	27/07/2020
12	LC2019	01-32176	3	Bryant Court, Market Hill	4	04/02/2019
13	LC2020	02-49941	2	Overn Avenue	5	09/11/2020
14	LC2020	05-52139	12	Portfield Close	5	14/07/2020
15	LC2019	01-31882	1	The Moorings, School Lane	3	02/02/2018
16	LC2019	05-37124	4	The Villas, Stratford Road	6	15/08/2019
17	LC2019	05-37139	5	The Villas, Stratford Road	6	15/08/2019
18	LC2019	07-39164		Lockmeadow Farm, Stratford Road		22/01/2020
19	LC2019	06-37669	25	Waine Close	7	12/03/2020
20	LC2019	01-32099	8	Well Street	5	05/02/2018
21	LC2020	07-53689		Ground floor, 25-26 West Street	17	13/10/2020
22	LC2019	07-40292	11	Western Avenue	5	10/11/2019
23						

Development	Appln No.	AVDC/ BCC/BC	Sum agreed	Amount spent	Amount committed	Amount remaining	Date payment due	Use by /lose by date	classification	For	Comments
CHANDOS ROAD (ROYAL COURT)	09/01205	AVDC	£29,975	28,219	1,756	£0		31/01/2024	SPORTS AND LEISURE CONTRIBUTION	£1750 committed to fit out new Scout HQ/Community Centre at Embleton Way	Retained until the Scout HQ/Community Centre 'commitment' actually comes forward – there is still money to be spent. <b>Joe Houston has confirmed money is still required for this purpose and project details will be provided shortly</b>
LACE HILL	09/01035	AVDC	£197,162	98,546	£98,616	£0		01/10/2022	FLOOD ALLEVIATION	flood mitigation for properties at 'medium' risk of flooding	Spending updated to include 2019/2020 & 2020/2021 expenditure
		AVDC	£118,795	100,841	0	£17,954		06/02/2023	EXTRA CAR PARKING AT BUCK ATHLETIC	Unspent contribution to be returned in next fortnight	B A FC agreeing use of balance with Mr. Houston. <b>Developer has not agreed to change of usage. Balance has been refunded</b>
		AVDC	£6,338	3,535	0	£2,803		n/a	CONSULTANCY FEES	to engage consultants for delivery/approval of sports pitches & community hall	
		AVDC	£210,997	150,000	0	£0		26/04/2021	POLICING CONTRIBUTION	to be spent by TVP, projects to be advised	TVP advised expenditure on fitting out the Base at Swan Industrial Park, ANPR cameras around Buckingham and engagement between PCSOs and Local Community Groups. Remainder (£61K) spent on two new vehicles for
		AVDC	£100,315	56,620	43,695	£0		26/04/2026	SPORTS AND LEISURE CONTRIBUTION	£56,620 spent on soft play area at Swan Pool March 2020	Balance of £43,695 committed to skatepark project
		BCC	£50,000			£250,000				Footway/Cycleway contribution	Lace Hill (cycleway) – The scheme is proposed to be delivered in two phases. For the latest, please visit: <a href="https://www.bucksc.gov.uk/services/transport-and-roads/road-projects-and-improvement-schemes/a413-">https://www.bucksc.gov.uk/services/transport-and-roads/road-projects-and-improvement-schemes/a413-</a>
		BCC	£95,000			£380,000				Bus/Public Transport subsidy	Funding to be drawn down by BCC Passenger Transpot team depending on service requirement
STATION ROAD/STATION TERRACE (THE SIDING)	14/02685	AVDC	£29,547	11701	0	£17,846		12/06/2025	SPORTS AND LEISURE C	Committed to skatepark project	
MARKET HILL (SUMMERHOUSE HILL)	12/02104	AVDC	£138,863	121,043	0	£17,820		03/11/2025	SPORTS AND LEISURE C	£13.3k committed to skatepark project £121,043 spent on Bourton Park Junior Play area May 2023	
		AVDC	£77,358	0	0	£77,358		03/11/2025	AFFORDABLE HOUSING	Provision of Affordable Housing within Aylesbury Vale	
TINGEWICK ROAD (CLARENCE PARK)	11/02116	AVDC	£345,344	0	0	£345,344		09/12/2026	SPORTS AND LEISURE C	£73.3k committed to skatepark project	
POLICE STATION, MORETON RD	14/03316 & 1	AVDC	£29,975	0	0	£29,975		12/05/2027	SPORTS AND LEISURE C	Stratford Fields Play Area improvements	
MORETON ROAD (PHASE II)	13/01325	AVDC	£367,056	0	0	£367,056		n/a	SPORTS AND LEISURE C	not yet known	
		BCC	£166,207		£166,207					transport contribution	TfB are progressing a scheme comprising of footway improvements along Moreton Road, RTP bus shelter opposite Balwen and at Market Hill and cycle parking facilities in town centre. Local BCC councillors consulted as part of scheme development.
LENBOROUGH ROAD (additional house behind The Siding)	16/00145	AVDC	£4,812	0		£4,812		28/09/2027	SPORTS AND LEISURE C	equipped play facilities at Embleton Way Open Space	
HAMILTON PRECISION, TINGEWICK RO	16/02641	AVDC	£135,590					31/01/2029	SPORTS & LEISURE CONTRIBUTION	Skate Park	
LAND REAR GRAND JUNCTION PH (CLARENDON HOUSE care home)	16/03302	AVDC		£34,650		£34,650		04/01/1931	SPORTS & LEISURE CONTRIBUTION	Stratford Fields Play Area	Contributions received 4 January 2021 (to be used within ten years).
		AVDC	£13,000						FOOTPATH CONTRIBUTION	footpath/cycleway extending access to Riverside Walk along Great Ouse	Note; the footpath/cycleway works were undertaken and funded in Oct 2017 so this Contribution will be used to offset those works in full.
VERNEY CLOSE FLATS	20/00483	BC	£11,500	0	0	£11,500	RECEIVED	2032	SPORTS AND LEISURE C	not yet known	
<b>MONIES TO BE PAID LATER IN DEVELOPMENT</b>											
NORTH OF A421 TINGEWICK RD (ST. RUMBOLDS FIELDS)	15/01218	AVDC	£1,086,725			£601,665 £669,694		22/10/2032	SPORTS & LEISURE CONTRIBUTION	Verney Road Synthetic Pitch, Buckingham Tennis Club, University Playing Fields Pavilion and/or St Rumbolds Well	First 50% instalment paid Second 50% received, with interest
		BCC	£239,000					10 YEARS FROM LAST PAYMENT DATE	SUSTAINABLE TRANSPORT	For a 3m wide pedestrian route with street lighting along the line of the old railway	To be paid in 3 instalments. <b>All 3 now received</b>
<b>MONIES DUE IF/WHEN DEVELOPMENT COMES FORWARD</b>											
<b>(SUMS SUBJECT TO INDEXATION)</b>											
ODDFELLOWS HALL, WELL STREET	19/03398		£12,375					26/04/2033	SPORTS & LEISURE CONTRIBUTION	Chandos Park improvements - payment received	
LAND ADJ 73 MORETON ROAD	19/00902/AC	AVDC	tbc						SPORTS & LEISURE CONTRIBUTION	Overn Avenue Play Area	
WEST END FARM, BRACKLEY ROAD	16/00847	AVDC	£160,600						SPORTS & LEISURE CONTRIBUTION	mitigating impact of development	Appeal indicates monies to be used for improving access or street furniture, provision of pedestrian/cycling bridge and linking hard surfaced paths at Heartlands/Bourton Park and/or Landscape Masterplan for Castle House POS and car park
WALNUT DRIVE, MAIDS MORETON	16/00151		TBC								
OSIER WAY	19/00148		TBC						SPORTS & LEISURE CONTRIBUTION		
			£840,000						TRANSPORT STRATEGY	Bypass dualling, LH slip A422, cycle network improvements, increase bus frequency to Winslow station	to be paid in 4 tranches of £210,000
			£500,000						PUBLIC TRANSPORT	New bus service to site, and assoc infrastructure	to be paid in 5 tranches of £100,000
			TBC						EDUCATION	tbc when housing numbers/sizes approved	