



North Bucks

Olney. In April, plans for a supermarket and housing on a greenfield site were withdrawn after objections that the site was allocated for retail only in the neighbourhood plan. Now, to the anger of residents, new plans have been submitted for a supermarket with the remaining land marked “for later development” .

Milton Keynes. Local action group, XPlain, is angry at plans by the Parks Trust to erect two signs four metres square at the entrances to Campbell Park to greet visitors . After the May local elections, the council remains under no overall control . The Conservatives had promised a ‘Village Green Revolution’ to protect small spaces under threat of development . Milton Keynes council has launched a new planning hub, along with a bespoke service for developers willing to pay .

North Bucks Appeals

Sheringham. Plans for seven almshouses in the grounds of the Old Rectory have been rejected because they would damage the historic setting of the rectory and lead to a loss of openness .

North Crawley. Proposals for 76 homes have been thrown out because residents would have to rely on cars for most of their journeys. The inspector also said the development would stand alone from the village and would cause harm to the character and appearance of the area .

Lavendon. A third appeal for 76 homes was allowed even though it conflicted with local plan policies that confine development to within settlement boundaries. The inspector said the housing would urbanise open countryside. However, the landscape is dominated by pylons and wind turbines and Milton Keynes does not have a five-year land supply, so the development should go ahead .

Hanslope. A plan for 151 homes outside the settlement boundary was also approved because of the lack of land supply, even though it was again contrary to local plan policies, harmed the setting of the village and reduced the gap between settlements .

Little Linford. Plans for 250 homes were rejected by a planning inspector, who accepted that the council lacked a five-year land supply. But even though land would be allocated to extend River Valley Park, he concluded that the development would harm a designated landscape and a wildlife corridor  .



Rejected plans for Little Linford

The East West Arc

Expressway. The Berks, Bucks & Oxon Wildlife Trust (BBOWT) said any of the possible routes would have “potentially devastating impacts” on wildlife  .

New towns. Homes England told a conference that the five new towns on the East West Arc will each be between 50,000 and 100,000 homes. The location of the towns has yet to be announced . Winslow councillor Llew Monger said development along the growth corridor is inevitable, but until there is a route for the expressway, it's hard to say where .

Calvert. Urban&Civic develops large scale housing sites . In its half year report issued at the end of March, it revealed it had taken options on land on the Claydon Estate for a “significant residential settlement”. It expects to buy more land in the area  .

“Urban&Civic has interests in approaching 800 acres straddling the historic alignment of the Oxford Cambridge Varsity Line at the point of crossing with HS2. We are working in cooperation with adjoining owners and expect to enlarge arrangements to cover in excess of 2,500 acres. In our estimation, Calvert is the best location west of Milton Keynes for a new settlement in the CaMkOx corridor. Much depends on the routing of the Oxford to Cambridge Expressway.”

If built at the low density of Milton Keynes, 2,500 acres would accommodate around 40,000 people, as many as 60,000 people if constructed at a higher density.

Aylesbury Vale

VALP. At the end of February, AVDC submitted the Vale of Aylesbury Local Plan to the planning inspectorate. The plan proposes a housing provision of 27,400 homes up to 2033, 8,000 of which are intended to meet unmet needs from Wycombe (2,250 homes) and Chiltern and South Bucks (5,750 homes). The inspector has criticised the VALP’s policies for heritage protection saying they are reactive. He wants to see proactive policies to protect heritage assets are at risk through neglect, decay or other threats. He has also questioned why more housing is not directed towards larger villages. Public hearings begin on 10 July  .

Ludgershall. A planning inspector has dismissed an appeal to demolish a house and build five large detached homes in its place. She said the dense development would be inconsistent with the generally spacious, loose-knit and random qualities of the village. The housing would introduce a degree of urbanisation in a distinctive village green environment .

Hampden Fields. Before he moved to take charge of the Home Office, Sajid Javid decided not to call in the plans for 3,000 homes between the A41 and Wendover Road on the outskirts of Aylesbury  . The Hampden Fields Action Group (HFAG) said:

“We’re disappointed. They called it in last time and we think the evidence is still as strong as last time. There’s still two massive questions to be answered. The quality of the traffic forecasting, and how this will have an impact on Aylesbury. Secondly, the assessment of flood risk of the Hampden Fields and Woodlands developments. These need to be answered very quickly.”

Aylesbury MP David Lidington said he had reservations about the project .

“It was the scale of it that concerned me and the impact on traffic and the risk you would end up with a coalescent of settlements Aylesbury would merge with Weston Turville.”

At a packed public meeting, HFAG said “it is not over yet” as Aylesbury Vale still to decide of the planning application .

Aylesbury. The controversial Watermead crematorium is now built and according to press reports is about to open. The scheme still lacks planning permission from AVDC though it is not expected to be refused   . Roman Park is large area of amenity land near Aylesbury Parkway to be run by Berryfield parish council. The first phase, allotments, has now opened .



Plans for Roman Park

Buckingham. A planning inspector approved plans for 72 extra care units adjacent to the cemetery on the edge of the town She ruled that the scheme would comply with local plan policies because the units would not offer truly independent living – so was not technically housing. AVDC opposed the appeal saying the site was not allocated in the town’s neighbourhood plan and lay outside the settlement boundary .

Mid Chiltern

Wycombe council has submitted its local plan for examination. It aims for 550 homes a year, an increase on the current target of 400 a year. More than 2,000 of the 13,200 homes planned by 2033 will be built within Aylesbury Vale. Greenfield reserve sites will be developed along with several green belt sites  . The plan insists on 25% tree canopy cover any development outside town centres that is larger than 0.5ha. These have been dubbed “urban forests”. Smaller sites and those in town centres will be required to maximise tree planting, green roofs and green walls  .

High Wycombe. The Rye – a park dubbed the “jewel in High Wycombe’s crown” – will house a construction work compound for a major roadworks project in the town centre  . The council is considering a £2m plan to reopen the River Wye through the town centre .

Bourne End. Plans for up to 150 homes, 40% affordable, on the former reserve site at Slate Meadow have been met with strong objections. The plans include “enhancing” an existing village green   .



Plans for Slate Meadow

Around Wycombe. A bid to expand the historic Nags Head pub in Great Missenden is on hold while impact on the green belt is re-examined  . An application for a new agricultural barn at Bledlow was thrown out by a planning inspector because the applicant had recently converted an existing barn to residential use under permitted development rights. He also said the barn would be harmful to the rural character and appearance of the area and would damage open countryside .

Open Space Study

Open spaces. South Bucks and Chiltern councils have consulted on an open spaces strategy  . As part of the work, the councils have conducted a quality audit of open spaces. That concluded that the level of maintenance was high but there was a “general shortage of interesting and exciting play space” in Chiltern. South Bucks parks and gardens could be more welcoming. They would also benefit from greater “use of tree planting and natural landscaping in the form of floral or managed grass meadow which would improve biodiversity, provide shade, and improve appearance.”

Wilton Park. The green belt development outside Beaconsfield must retain existing trees of amenity value and boost biodiversity using floral meadow and informal grassland. Greenways should connect Wilton Park with nearby communities. Exciting play facilities should be created and “good interpretation should be introduced to enhance people’s sense of place.”

Stoke Poges. The study recommends a country park (see below for the planning application).

Iver Heath Fields. If the site is allocated for commercial and residential purposes, development must be limited to allow sufficient space for outdoor recreation. A range of habitats would improve drainage from buildings and enhance biodiversity. Green corridors should be created through the site to create recreational opportunities and to reduce pollution from motorised transport. The existing treescape should be carefully conserved.

Penn Country

National park? Chesham and Amersham MP Cheryl Gillan, president of CPRE Buckinghamshire, called for the Chilterns AONB to be designated a national park. Michael Gove has launched a review of all national parks and areas of outstanding natural beauty in England. The remit includes examining whether new national parks should be created   .

County parks. Bucks county council has approved controversial plans to use Thorney park for further landfill and to subsequently restore it as a country park. A planning application has been submitted by South Bucks council to transform a 22-hectare former golf academy in Stoke Poges into a country park   .



Proposed Stoke Poges Country Park

South Bucks. The Beaconsfield Society is aiming to raise £50,000 to challenge the Chiltern and South Bucks councils' Joint Local Plan, which proposes 1,700 homes on 50 hectares of green belt at Wilton Park near the town. A single self-build house in Burnham has been rejected by a planning inspector due to harm to the green belt and encroachment into the open countryside    .

Transport

WRAtH. Network Rail is consulting until 22 June on its plans for the 6.5km Western Rail Link to Heathrow. The link leaves the main line between Iver and Langley stations and passes through Buckinghamshire for a short distance     .

High Speed 2. Steeple Claydon church is one of the beneficiaries of the £45 million HS2 Phase One Community and Environment Fund . HS2 has published the initial design for the 2.1-mile Colne Valley viaduct. The design includes transparent noise reduction barriers with vertical lines visible to bats and wildfowl to reduce possible impacts    .



Design for the Colne Valley viaduct

A Unitary County?

Unification. Former communities Secretary Sajid Javid has backed a proposal for a single, unitary council for the county, excluding Milton Keynes. A decision is awaited by Mr Javid's successor James Brokenshire and parliamentary approval     . Bucks county leader Martin Tett said the move will "simplify the current local government setup, save many millions of pounds to plough back into frontline services and enable services to be provided for residents at a truly local level." He assured Marlow residents that Higginson Park would be safe under the merger  . David Lidington MP welcomed the proposals  .

Planning. Mr Tett said the proposals would improve strategic planning across the county and there would be fewer squabbles over where to locate housing. Planning for infrastructure such as highways would be brought under the same roof as planning for housing and other developments. He expects the new authority to begin work immediately on a single local plan for Bucks .

Survey. A survey of 1,000 residents conducted by the council showed that 67% supported plans for two councils in Bucks – one for the north and one for the south. Of those that had an opinion, 70% were satisfied with planning services. Just 5% said the environment should be an important factor in reorganising council services and only 7% cited planning as important .

Challenge. The four district councils favour splitting the county into two unitary authorities . They are considering a judicial review of the decision .

County Matters

Housing challenge. Martin Tett warned that changes to the way that housing need is calculated could mean 90,000 new homes being built in Bucks by 2050. He said it was a "massive number" and it is hard to work out where they would be built   .

Minerals. Bucks council has consulted on its minerals and waste plan. It says the county needs 19 million tonnes of sand and gravel over the next 21 years and will need new sites to supply more than half of this total. It has identified eight sites for extraction, along with 23 sites for waste processing and disposal .

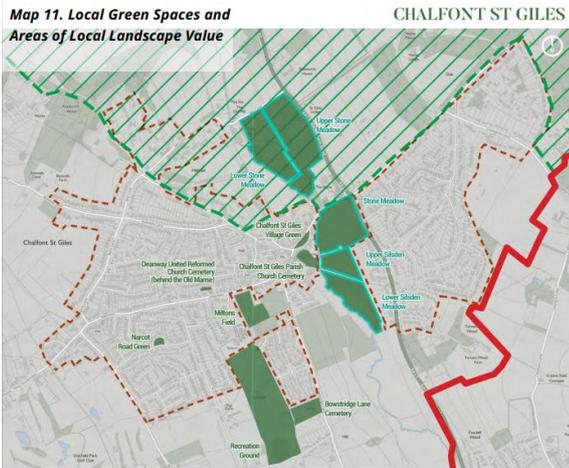
Neighbourhood Plans

Bletchley. Consultation on the West Bletchley neighbourhood plan will end on 19 June. The plan says redevelopment should not lead to the loss of vital facilities such as local shops. Twelve areas of Local Green Space will be designated 🌿.

Chalfont St Giles. The neighbourhood plan is being examined by an independent assessor ^{Ch}_{District}. The plan aims to deliver new, well connected and safer routes for walking, cycling and horse riding. It will also:

“Protect and enhance the village’s character and natural features, particularly its conservation area and listed buildings, and their settings. Increase access to green spaces. Open green space, natural green space and green routes can all be used to create connected green space suitable for species adaptation to climate change.”

Eleven Local Green Spaces are designated, along with five Locally Valued Landscapes. Developments which result in a biodiversity net gain will be supported but those that are likely cause an adverse effect on the natural environment should be refused.



Slapton. The neighbourhood plan has been examined and a referendum will be held on 5 July 🌿. It reserves sites for 12 homes but recognises that more might be built if AVDC fails to maintain a five-year land supply. The plan defines five character areas for the village and says new developments should be designed to harmonise with these. Three Local Green Spaces are designated.

Stony Stratford. After six years work, 43% of eligible voters turned out to back the neighbourhood plan by 2,208 votes to 237. In the conservation area, developers will have to demonstrate how their proposals preserve and enhance the historic character. They must also have regard to the **Stoney Stratford Design Guide**. Local Green Space is designated in Cofferridge Close. No reduction in green space will be allowed in eight areas, including Horsefair Green and Mortimer Park. Open and green space will be enhanced in a further seven areas 🌿.

Ravenstone. Consultation has just ended on the draft neighbourhood plan. It aims for a more sustainable settlement, with green spaces and the character of the village protected, and improved access to the countryside 🌿.



Important views and conservation area

CPRE Bucks eBulletin

This eBulletin is independently written and edited by Andy Boddington: cprenews@andyboddington.co.uk.

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The Colne Valley Viaduct will be the longest on HS2