Report of Verney Rd, Winslow

Reference Number	Name	Organisation	Respondee Comments	Officer Comments	Officer Recommendation
1	Easom	Buckingham & River Ouzel Internal Drainage Boards	Flood risk assessment (FRA) needs to be undertaken. The brief makes reference to 'SUDS' without any indication that manageable systems can be installed that would ensure continued functionality.	Comments passed to prospective developers for necessary action.	Include reference to FRA in final brief and publish findings when completed.
2	Eckersley		Size and proportion of development out of character with Winslow. Also lack of infrastructure I.e. schools, doctors' surgeries etc.	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	No change
3	Bowley		Objection in principle.	Principle of development established in Local Plan.	No change
4	Rance	Buckinghamshire County Council	Would like to see 'in and out' drop off point created within the school grounds of Furze Down School, which educates children with special needs. Also contributions required for both primary and secondary education	To be agreed during S106 negotiations.	Include within final version of brief.
5	Clare	Thames Valley Police	All built form should be to the Secured by Design standard. All open areas, including parking courts, should have natural surveillance.	Comments will be passed onto developers.	Reference to Secured by Design standards will be included in final version of brief.
6	Mellows		Lack of infrastructure to cope with this development. Winslow should have its own secondary school.	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	No change

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7	Rowlands	Councillor	Not happy with access via Stocks Close for construction traffic. Second access adjoining Furze Down School not wide enough.	There is no other access to the site for construction traffic to use. Temporary access from Furze Lane is not possible as this lane is not capable of taking heavy lorries. The BCC Highways Engineer considers the 2nd access to be suitable to serve the proposed development.	No change
8	Greenhalgh		When will S106 details become available? Can residents engage with PCT and the Education Authority re. changes to infrastructure?	S106 details will become available once agreement has been reached with the developers.	No change
9	Hinton		General lack of infrastructure I.e. roads, health, waste disposal.	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	No change
10	Sutherland		Vicarage Road/High Street junction needs improving. Pupils at Furze Down School at risk because of 2nd access point.	These issues are being discussed with BCC and developers.Will form part of S106 negotiations.	Access to Furze Down School to be included in final brief.
11	Gray		Improvements to Verney Road/Furze Lane junction, and Furze Lane/A413 junction required.	These issues are being discussed with BCC and developers. Will form part of S106 negotiations.	No change
12	McLean		Drop off/pick up point required with grounds of Furze Down School.	Will be included as part of S106 negotiations with developer.	To be included within final brief.
13	Collins	Furze Down School	The school request the provision of an in and out set down/pick up point for school transport. Public footpath re-routed away from the school boundary. Re-assessment and upgrading of school perimeter fence to ensure secure environment for pupils	These comments/requests will be raised during S106 negotiations with BCC. Footpath diversion to be agreed with BCC Rights of Way Officer. Upgrading of fencing is operational requirement of school and is not affected by development.	New access arrangement will be included within final brief.

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14	Bull	Anglian Water Services Limited	Foul drainage may be accommodated in the existing foul sewer in Verney Road however, off site reinforcement to existing sewer infrastructure may be required. There may be a need to increase the capacity of the Winslow STW.	Comments passed to prospective developers.	Reference to sewerage improvements to be included within final version of brief.
15	Taylor		Need to slow traffic down in Verney Road. Infrastructure needs improving I.e. health services, education facilities etc.	A traffic calming scheme has been designed for Verney Road and Vicarage Road by the developers traffic consultant. This will be the subject of a separate public consultation exercise to be carried out in conjunction with BCC. Infrastructure requirements will form part of S106 negotiations.	No change
16	Hill		Concerned with siting of 2nd access adjoining Furze Down School. Suggests access should be taken onto Furze Lane and improvements made thereto.	BCC consider 2nd access acceptable in highway design terms. An access onto Furze Lane is inappropriate; the cost of replacing the railway bridge would be disproportionate to the size of development proposed. Additional use of Furze Lane would change its character from a country lane to an urban road, whilst increasing the use of its present junctions.	New access arrangements for Furze Down School to be included in final version of brief.
17	Roberts		What types of house will be built? Concerns with additional traffic in Verney Road. Diverted footpath should go through Stocks Close.	House types will vary from 1/2 bedroom starter homes to 4/5 bedroom family homes. A traffic calming scheme for Verney Road has been designed, which will be subject to separate public consultation. Diversion of present footpath to be agreed with BCC rights of way.	No change

Reference Number	Name	Organisation	Respondee Comments	Officer Comments	Officer Recommendation
18	Roberts		Construction traffic should be via temporary access in Furze Lane. Traffic calming required in Verney Road. Improvements to High Street/Vicarage Road junction. Mature planting to rear boundaries of Verney Road properties. Divert footpath through Stocks Close. Widen Furze Lane and access developmenty from	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	No change
19	Bixby		Enquiry regarding land for sale in Shipton.	Dealt with as a separate issue. Letter written to respondent 27th June 2005.	No change
20	Turner	Circuit Planning Representative of Jehovah's	Provision for religious needs of the community should be included as part of any new community facilities.	C.of E. and Catholic chuches exist in Winslow. Land is included within major development areas for community uses however, we do not allocate land specifically for individaul	No change
21	Noy		What allowances are being made for the overstretched services within Winslow e.g. health and education. The additional traffic will create greater congestion within the town.	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	No change
22	Cadge		Traffic in Verney Road already a problem; what provision is made for off street parking for existing residents? Where will the recreation space be? Schools already at their	Traffic management scheme being developed. Parking bays proposed for south side of Verney Road and possibly west side of Burleys Road. Education provision to be determined by BCC.	No change
23	Tyrrell		2nd access poorly sited in relation to Furze Down School. Supports skate park proposal.	2nd access considered acceptable to BCC. Will consider the 'in and out' access proposal as part of S106 negotiations.	included in final version of brief.

Reference Number	Name	Organisation	Respondee Comments	Officer Comments	Officer Recommendation
24	Walker		Concerned with loss of hedgerow to boundary with Angels Close. Effect of development on the local wildlife. Concerned with increased traffic in Verney Road and the High Street. General infrastructure needs	This hedgerow forms the eastern boundary of the site and is approximately 200m in length. About 8m will need to be removed to form an accessway for the proposed footpath/cycleway.Size of development and broad ifrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	Suggest further Ecology survey undertaken.
25	Skidmore		Scale of development too large. Traffic problems within Winslow. Lack of infrastructure.	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	No change
26	Sibthorp		Problems with increasing traffic in Horn Street and effect this has on the conservation area. Suggests altering road priority markings at the junction of Horn Street, Burleys Road, and Granborough Road. Widen Burleys Road to incorporate parking bay as shown for Verney Road. Weight restriction in Horn Street.	Difficult to prevent traffic using Horn Street; road priority markings cannot be changed as there is no visibility to the right at the junction of Horn Street with Burleys Road. Parking bay in Burleys Road to be incorporated in revised traffic scheme for public consultation. Comments on weight restriction passed onto BCC.	Parking bay in Burleys Road will be included in final version of brief. Junction priority cannot be changed due to visibility problems.

Reference Number	Name	Organisation	Respondee Comments	Officer Comments	Officer Recommendation
27	Little		Affordable homes not required. Public transport poor. Parking for new development must show adequate off road provision. Temporary access for construction traffic from Furze Lane. Lack of infrastructure.	Definition of affordable housing explained to respondent by letter. BCC will be looking for contributions through S106 to improve the bus service between Buckingham and Aylesbury including new shelters etc. The draft brief highlights the need for appropriately sited car parking. Size of development and broad ifrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	included in final version of brief.
28	Stevens		Insufficient public transport. Schools oversubscribed. Congested roads at peak times. Minimal medical facilities. Police serviced at present with community police. Minimal employment in Winslow.	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities. Comments re policing will be forwarded to Thames Valley Police.	No change
29	Stevens		As 28.	As 28.	No change
30	Richmond		Low water pressure in the area. Access onto Furze Lane rather than next to the school. Junction of High Street/Vicarage road should have a traffic control system, otherwise 'rat running' will occur through Horn Street. Pleased to see proposed improvements to bus service, which is underused during the daytime. Why not use smaller vehicles during these hours similar to the 'Silver Rider' service in Aylesbury.	Low water pressure is a matter for Anglian Water Services. See previous comments regarding access from Furze Lane. Comments re. bus service will be passed on to BCC.	New access arrangements to Furze Down School will be included within final brief.

Reference Number	Name	Organisation	Respondee Comments	Officer Comments	Officer Recommendation
31	Dovbenko		Concerns relating to increased future traffic within Verney Road. Is there going to be provision for off road parking on the south side of Verney Road?	A parking bay is proposed on the south side of Verney Road as shown within the developers' traffic assessment.	No change
32	Cherry		Extra traffic in Burleys Road - parking bay required as shown in Verney Road. Recreation improvements should be concentrated at Elmfields Gate as this is the HQ of both Winslow FC and Winslow CC.	Parking bay in Burleys Road will be suggested to BCC. Advice will be sought from Leisure Services regarding the location of new recreation facilities.	Parking bays in Burleys Road will be included in the final version of the brief.
33	Hopkins		Concerns re. protection of privacy of rear gardens to houses in Verney Road. Traffic calming required in Verney Road. No direct access onto Furze Lane. A full ecological survey needs to be carried out to assess the wildlife within the site. Insistence that construction work is only undertaken during sociable hours on a Monday to Friday with no weekend working, to avoid noise pollution. Problems with main drainage within Verney/Granborough Roads.	Site will be developed to have minimal impact on neighbouring development through the use of design codes, and planting conditions. Traffic calming is proposed in Verney Road. There will be no direct access onto Furze Lane. Ecological survey has been undertaken by developers agents. Noise pollution is a matter for Env. Health. See previous comments on main drainage.	No change
34	Chapman		As 33 - joint letter.	As 33	No change
35	Hinton		As 33 - joint letter.	As 33	No change
36	Gaynard		Objection to development in principle. What guarantee is there that the new development will not cause flooding? Lack of higher education facilities within Winslow.	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities. A scheme for surface water disposal needs to be agreed with both the Internal Drainage	Agreed surface water drainage scheme to be submitted with future planning applications.

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37	Goodchild		Lack of infrastructure e.g. doctor's surgeries. Traffic congestion in Furze Lane and Verney Road.	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	No change
38	Ward		Traffic problems will increase in Vicarage Road/Verney Road area. New recreation facilities should be sited at the Elmfields Gate site as renewal is desparately needed.	A traffic management scheme is currently being produced for Vicarage/Verney Road. Parking bays will be included within Burleys Road. Advice will be sought from Leisure Services regarding siting of new	Parking bays in Burleys Road to be included in final version of brief.
39	Jiggins		Parking bay required in Burleys Road. Traffic calming required in Verney/Vicarage Roads. Burleys Road/Horn Street/Granborough Road/Western Lane junction needs realigning. Hedgerows should be retained for wildlife. Recreation facilities should be centred on Elmfields Gate. Lack of infrastructure.	A traffic management scheme is currently being produced for Vicarage/Verney Road. Parking bays will be included within Burleys Road. Advice will be sought from Leisure Services regarding siting of new	No change
40	Truett		Objection in principle. Access points inadequate.	Size of development and broad ifrastructure requirements is already established in the Local Plan.	No change
41	Stevens		Traffic congestion in Verney/Vicarage Roads and junction of Vicarage Road/High Street. Lack of infrastructure within the town. The railway line should be re-opened, and public transport improved, particularly	Size of development and broad infrastructure requirements is already established in the Local Plan. Both AVDC and BCC are lobbying the ODPM and the SRA with a view to re-opening the east/west rail link.There is a bus service to MK form Winslow but any improvements to this service will depend on the amount of use and agreement with BCC.	No change

Reference Number	Name	Organisation	Respondee Comments	Officer Comments	Officer Recommendation
42	Garner		Concerns regarding extra traffic generated by development. Where will the children go to school? Where will the new health centre be built? Public transport, particularly to MK needs improving.	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	No change
43	Boggis		Objection in principle. Concerns about increase in traffic. High Street/Vicarage Road junction. No secondary school - when will this be addressed? Lack of healthcare	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	No change
44	Edwards		Affordable housing not necessary. Poor public transport facilities. Temporary access from Furze Lane for construction traffic. Lack of local facilities. Fortification of hedgerows.	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	No change
45	Lischak	English Nature	E.N. does not wish to comment.	No comment necessary	No change
46	Crook		Objection to principle. Surface water runoff will polute local streams. Lack of infrastructure - scholls, doctor's, shops etc.	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	No change
47	Knight		Objection in principle.	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	No change

Reference Number	Name	Organisation	Respondee Comments	Officer Comments	Officer Recommendation
48	Fenton	Buckinghamshire County Council	Need to maximise energy efficiency as per policy EN1 of the Buckinghamshire County Structure Plan. Density below that of overall regional target. BREEAM standards should be higher than shown in brief. Illustrative masterplan does not show how space between blocks will be dealt with. No detail of treatment of the	Energy efficiency is dealt with under Part L of the Building Regulations; the Breeam Standards are as currently suggested by the Housing Corporation. Density/size of development agreed at local plan inquiry. Illustrative masterplan is 'illustrative'; details will be included with the design codes for the propopsed development. Density will be approximately 38 dwellings per hectare, which accords with advice contained within PPG3.	No change
49	Goodyear		Congested roads and very poor public transport. Schools over subscribed. Policing served by Community Police - antisocial behaviour and crime rate will surely rise. Minimal medical facilities. Lack of employment opportunities within Winslow - have to commute. Winslow will lose its character. Destruction of	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities.	No change
50	Twiss	Aylesbury Vale Friends of the Earth	Breeam standards should be 50% very good, and 50% good. Keep housing 'footprint' small (3 storey dwellings is a good way of achieving this). Adequate off road car parking is essential. Would prefer traffic 'humps' rather than chicanes.	Breeam standards are to current requirements. 3 storey dwellings are not considered applicable at this site - will lose character of edge of town site. Parking will be to standard recommended by SPG. Speed humps not recommended by BCC.	No change
51	Lutman		Development not sustainable in PPG3 terms. No mention of east/west rail link. Bus service should be improved before development takes place. Off site SW drainage may create flooding	Size of development and broad infrastructure requirements is already established in the Local Plan. BCC Education will seek S106 contributions for school purposes. Primary Care Trust aware of local comment regarding health service facilities. Flood risk assessment has been requested by E.A. together with details of 'SUDS'	No change

Reference Number	Name	Organisation	Respondee Comments	Officer Comments	Officer Recommendation
52	Kendrick		Adequate lighting must be provided to cyclepath/footway between new development and Angels Close. Concerned about the safety of students at Furze Down School due to additional traffic.	Lighting comments will be forwarded to BCC. New access to Furze Down School will be included in final version of	New access to Furze Down School will be included in final version of brief.
53	Feetam	Sport England (South East Region)	Welcomes initiatives suggested in the brief. However, would like to see more 'active' facilities provided on site e.g. kick about/basketball areas, and an activity trail through the linear park.	Seek further advice from Leisure Services in relation to Sport England's comments.	Look to include facilities within site as suggested if room allows.
54	Rowlands	District Councillor	a) Something needs to be done to restrict the use of Furze Lane as more traffic will lead to problems at junction with the A413. There have been 2 fatal accidents at this junction recently, where visibility is restricted as well as no speed limit. B) Agrees with provision of parking bay but would like to see the inclusion of 'islands' to reduce the opportunity for speeding. C) Agrees with points raised at exhibition i.e. a parking bay in Burleys Road and a weight restriction in Horn Street. Also the road markings at the junction of Granborough Road and Burleys Road will need to be altered as at present they suggest that traffic should go through Horn Street.	BCC are presently discussing this junction with developers traffic consultant. Suggestions have been made to BCC relating to traffic islands. A parking bay will be included in traffic management scheme however, junction of Horn Street/Burleys Road has visibility problems.	When traffic assessment has been agreed with BCC Highway Engineers these matters will be included in final brief save for junction realignment at Horn Street/Burleys Road.