



**Buckingham**

Neighbourhood  
Development Plan

## **Consultation Statement**

## Introduction

1.1 This Consultation Statement fulfils the requirement under The Neighbourhood Planning Regulations 2012 s15 (1) to provide a Consultation Statement as part of the plan proposal for the Buckingham Neighbourhood Development Plan.

1.2 Section 15 (2) of The Neighbourhood Planning Regulations 2012 state that:

In this regulation “consultation statement” means a document which –

- (a) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) Explains how they were consulted;
- (c) Summarises the main issues and concerns raised by the persons consulted; and
- (d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.3 The Buckingham Neighbourhood Development Plan has undergone extensive consultation to ensure that the Plan reflects the aspirations and views of the people of Buckingham, while also listening to their concerns and aiming to find solutions to potential problems.

## Layout of Statement

1.4 The statement is laid out in the following way:

- Background, this give a brief overview of consultation on previous public plans
- Stakeholders, this highlights how stakeholders of the Plan were identified
- Events, this has been split into four categories:
  - (i) Information Events and Publicity, these events were structured to make people aware of the Plan process with the aim of further engagement
  - (ii) Scoping Report Consultation Events, these were events held to formulate and gain feedback on the Scoping Report for the Sustainability Appraisal for the Plan.
  - (iii) Preparatory Consultation Events, these events were held to gain opinion on what content should be within the plan.
  - (iv) Pre-Submission Consultation Events, these events were held as part of the Pre-Submission Consultation with aim of gaining further comments, making local residents aware of the consultation process

and allowing a space for those who wish to attend and ask questions of those who have been involved in making the Plan.

- For the events listed above as (ii), (iii) and (iv) these are sub-divided into:
  - (a) Who was consulted?
  - (b) How were they made aware/consulted?
  - (c) Issues and Concerns raised?
  - (d) How were these addressed?

1.5 In addition this document contains a number of appendixes:

Appendix 1 - Consultation Feedback Summary as of May, 2013

Appendix 2 – List of Statutory Consultees and other Stakeholders

Appendix 3 – Comments on the third Pre-Submission Consultation

Appendix 4 – AVDC’s comments on the third Pre-Submission Consultation

Appendix 5 – Copies of Buckingham Town Matters articles in relation to the Plan

Appendix 6 – Compilation of information, adverts, press coverage etc. of the Plan

## **Background**

1.6 Buckingham was well-placed to develop a Neighbourhood Development Plan as there had been a number of previous Plans mostly recently the 2001 Vision and Design Statement, the Community Plan 2004-5 and the 2009 Buckingham Plan [which in turn built upon the 2001 Statement].

1.7 The stakeholders who had been involved with the Buckingham Plan provided the basis for initial consultation.

## Stakeholders

1.8 The Initial Stakeholders were identified through the feedback from the Buckingham Plan 2009.

1.9 Additional Stakeholders were identified through feedback, or made themselves aware after the publicity and active campaign from the Steering Group

1.10 In addition there are Statutory Consultees which were identified.

1.11 A list of all Stakeholders (including the Statutory Stakeholders) can be found in Appendix 2

1.12 In addition the Stakeholders were kept up to date with the consultation progress at various intervals through newsletter and email correspondence sent direct to them and for those resident in the town through the Buckingham Town Matters updates (these can be found in Appendix 5).

## **Information Events and Publicity**

In addition to consultation events, various information events have been held throughout the plan preparation.

### **28<sup>TH</sup> November 2011 Buckingham Street Market**

On this date an event was held at Buckingham Street Market.

A market stall was set up and local people were asked for their views on Buckingham Town. Approximately 50 people were involved in this event.

### **28th May 2012 Public Meeting**

On this date an event was held where a lecture took place on the BNDP to approximately 80 people. The aim was to provide information and to request participation in further consultation.

### **19th November 2012 Buckingham Society Meeting**

On this date a presentation was given to the Buckingham Society, the local civic society, as well as members of the public; there were 65 people in attendance. The purpose of the meeting was to inform members of the Society of the Plan process and purpose.

### **22<sup>nd</sup> June 2013 Buckingham Civic Day – Information Stall**

Photos of Old and new Buckingham to stimulate discussion were displayed outside the Old Gaol as part of the Civic Day events. The Town Plan officer and a rota of Councillors were on hand to answer questions about the Plan.

An Informal “bean” poll was conducted to stimulate discussion

This was an information event largely aimed at creating and maintaining interest in the BNDP.

## **Scoping Report Consultation Events**

November 2011 – Questionnaire

(a) Who was consulted?

Residents of Buckingham

(b) How were they made aware/consulted?

Questionnaire was available from Buckingham Library or an online survey on Buckingham Town Council website; this was advertised to all households through Buckingham Town Matters Winter 2011

(c) Issues and Concerns raised?

Issues and Concerns identified in SA Scoping Report Feedback

(d) How were these addressed?

This is stated in SA Scoping Report Feedback

### **(2) 16th May 2012 Statutory Consultees**

(a) Who was consulted?

All Statutory Consultees

(b) How they were contacted?

(i) Emails of BNDP SA Scoping reports were sent out.

(ii) Hard copies were also sent to those who did not have an email address.

(c) What were the Issues and Concerns?

Recorded in the SA Scoping Report.

(d) How these issues have been addressed?

Existing sports needs were fed into Evidence Base, and form part of the policies in relation to BNDP as regards community infrastructure needs and site specific specifications in particular Site G.

### **(3) 12<sup>th</sup> April -16<sup>th</sup> May 2012 Survey of Sports Clubs/Organisations in Buckingham**

(a) Who was consulted?

Sports clubs in and around Buckingham

(b) How were they consulted?

Questionnaires were sent out to 15 clubs and 13 responses were received. This aim was to improve the understanding of unmet need for sports facilities within the Buckingham area.

Respondents:

Buckingham & Stowe Running Club; Buckingham Athletic Football Club; Buckingham Golf Club; Buckingham Ladies Hockey Club; Buckingham Lawn Tennis Club; Buckingham RUF Club; Buckingham Squash & Racketball Club; Buckingham Swans Swimming Club; Buckingham Town Cricket & Sports Club; Chandos Park Bowls Club; Moretonville Junior Football Club; & West End Bowls Club.

Non-Respondents

Slade Recreation Club and University of Buckingham Football Club.

(c)& (d) What were the responses and how were they addressed?

The received data was compiled into a report which is attached as Appendix 4 to the BNDP. Ultimately the information has been used to identify sports needs within community buildings provisions and site specifications within the Plan.

## **Preparatory Consultation Events**

### **12th September 2012 Stakeholders Meeting**

(a) Who was consulted?

Stakeholders – identified as key stakeholders from the Buckingham Plan 2009 - 30 people attended.

(b) How were they made aware/ consulted?

By individual invitation through identification process above and local publicity. At the meeting comments were sought by posing 19 questions and seeking responses through post-it note answers.

(c) &(d) What were the responses and how were they addressed?

These were collated into a consultation summary, prior to policy preparation in May 2013, see Appendix 1

### **24th October 2012 Public Open Day**

(a) Who was consulted?

Members of the public.

(b) How were they made aware/consulted?

On this date 6 stations around housing, employment, retail etc. were set up at The Old Town Hall in Buckingham town centre. There was an evening session as well as a daytime session to allow as much access time as possible. Feedback was in the form of a map to allow placements in relation to housing, employment and retail..

(c) & (d) What were the responses and how were they addressed?

Over 100 responses were received. These were collated into a consultation summary, prior to policy preparation in May 2013, see Appendix 1

### **2nd November 2012 Young people's Event at the Youth Centre**

(a) Who was consulted?

Young members of the community – 3 persons attended

(b) How were they made aware/consulted?

Local publicity including posters was distributed. On the day stations around the venue, the Youth Centre beside the two secondary schools, were set up. These targeted housing, employment, retail etc. in an exercise mirroring the consultation at the Old Town Hall, above. Feedback was obtained via a map showing preferred placements.

(c) & (d) What were the responses and how were they addressed?

These were collated into a consultation summary, prior to policy preparation in May 2013, see Appendix 1.

### **16th November 2012 Young Carers Meeting**

(a) Who was consulted?

Members of Buckingham Young Carers' Group, who had found it difficult to attend on 2<sup>nd</sup> November. 5 young people and 3 volunteers participated.

(b) How were they made aware/consulted?

The event was organised through this particular voluntary group.

(c) What were the responses?

Secondary School.

(d) How addressed – Talked to BCC schools about evidence for provision of further schools.

### **2nd December 2012 Buckingham Christmas Shopping Spectacular**

(a) Who were consulted?

Members of the public who were already attending the above event.

(b) How were they made aware/consulted?

Open-air stall at the Cattle Pens area of town. Maps were distributed for people to fill in and return. 20 Maps were handed out.

(c) What were the issues and concerns?

Shopping area.

(d) How addressed – Town Centre Workshop on Town Centre on 22<sup>nd</sup> February 2013 for further discussion.

### **15th December 2012 Christmas Community Fair**

(a) Who was consulted?

Members of the public already attending the above event held on the day of the Buckingham Christmas parade which draws large crowds to the town. 20 people approached the stall.

(b) How were they made aware/consulted?

Through attendance at the above event they were afforded the opportunity to comment, again through map placement on positioning of housing, employment and retail..

(c) & (d) What issues were raised and how were they addressed?

By further discussion at Town Centre Workshop on Town Centre on 22<sup>nd</sup> February 2013 and also collation into a consultation summary, prior to policy preparation in May 2013, see Appendix 1

### **3rd December 2012 - 1st January 2013**

(a) Who were consulted?

Residents and businesses

(b) How were they made aware/consulted?

(i) through survey in Buckingham Town Matters Winter 2012, delivered to Buckingham to 5,300 homes and business properties;

(ii) through Buckingham Town Council website

(c) & (d) What issues and concerns were raised and how were they addressed?

17 responses were received. These were collated into a consultation summary, prior to policy preparation in May 2013, see Appendix 1

### **22nd February 2013 Stakeholder Group on Town Centre**

(a) Who were consulted?

Stakeholders

(b) How were they made aware/consulted?

Invitations were sent to the stakeholders on the list developed, and 37 people attended. This was an evening meeting with a round table discussion.

(c) & (d) What were the issues and how were they addressed?.

These were collated into a consultation summary, prior to policy preparation in May 2013, see Appendix 1.

### **1st March 2013 - 1st April 2013 Survey**

(a) Who were consulted?

Residents, businesses and stakeholders

(b) How were they made aware/consulted?

(i) through survey in Buckingham Town Matters, Spring 2013 delivered to Buckingham to 5,300 homes and business properties;

(ii) through Buckingham Town Council website

(iii) sent to stakeholders on developed list.

(c) & (d) What were the issues and how were they addressed?

These were collated into a consultation summary, prior to policy preparation in May 2013, see Appendix 1.

### **6th March University Event**

(a) Who were consulted?

(i) Students of the University of Buckingham.

(ii) Staff of the University of Buckingham

Over 85 people attended at the event held at the Students' Union at the University of Buckingham.

(b) How were they made aware/consulted?

(i) leaflets and posters advertising the event at the University.

(ii) Surveys sent to all students. Event held at the University of Buckingham.

Tabletop workshops were held and surveys were available to fill out on the day.

(c) & (d) What were the concerns and how were they addressed? These were collated into a consultation summary, prior to policy preparation in May 2013, see Appendix 1.

### **Consultation Feedback to May 2013**

Preparation of draft policies began at this point, so a consultation summary was prepared for the Steering Group. This is reproduced as Appendix 1.

In this document there are references to compliance with both NPPF and VAP, the latter was expected to have been adopted as the Local Plan around the time of submission of the BNDP when this document was prepared. These references have been left, but the submitted BNDP is referenced to AVDLP saved policies as required by the relevant legislation.

### **14<sup>th</sup> September 2013 9am-3.30pm Development Vision Roadshow**

The Town Council has a policy that neither Councillors nor officials will take private meetings with developers, but that developers are welcome to ask to address the Town Council in scheduled public meetings. This public event allowed numerous presentations to be viewed at the same time by both Councillors and the public, and to allow detailed discussion between all parties. Although one developer has vigorously objected to this, lack of comment from other developers, and willingness to comply, have suggested general contentment with this form of consultation. The event sought to provide an open and transparent approach in this sensitive area.

#### **(a) Who was Consulted/Invited?**

- (i) Potential Developers of land in the BNDP Area.
- (ii) Landowners in the BNDP Area
- (iii) Local Housing Trusts
- (iv) Local estate agents
- (v) Neighbouring Parish Councils;
- (vi) members of the public

#### **(b) How were they made aware of the event?**

- (i) Advert in Estates Gazette e-mail bulletin

(ii) Advert in local papers, Buckingham Advertiser; Bucks Herald

(iii) Letters of invitation were sent to known developers with an interest in Buckingham; known local landowners; local housing trusts; local estate agents; & neighbouring parish councils

(iv) stakeholders through stakeholder newsletter

### **(c) Consultation structure and issue and concerns arising**

Consultation took place in the form of seven displays by developers/landowners where they were able to engage in discussion with Councillors and members of the public. It was held in the Community Centre in the town centre, with free refreshments provided. Upwards of 150 members of the public and others from the above invitees came through the door;

Feedback forms were available to fill in on the day or to return by 23<sup>rd</sup> September, 2013

Main Comments and concerns:

(i) Public responses to the developer's plans displayed at this event, supported the western sites for residential development;

(ii) There was substantial opposition to development proposals for residential development lying behind the existing by-pass. This was supported by the view that the large development at Lace Hill was in danger of being segregated from the rest of the community, and would not aid the Town Centre's vitality, and should not be repeated.

(iii) Developments toward Maids Moreton were also resisted in that existing development was not well-received and there were substantial concerns about traffic volumes on existing roads being further increased.

(iv) Concern was also expressed about the possible loss of the green entrance to the Town via the Tingewick Road being lost, especially the views towards the Church of St Peter and St. Paul.

(v) The concept of self-build was popular but not on the site being preferred by the developer, due to concerns about flood risk.

### **(d) How these were addressed**

All of the above comments informed the Steering Group's final choice of site allocations, where technical issues were largely equal. The Steering Groups believed that residents' preferences should play a major role as localism lies at the heart of the Neighbourhood Development concept.

(i) Western sites have been allocated for residential development;

- (ii) Sites lying beyond the by-pass have been allocated as employment land;
- (iii) Available sites lying towards Maids Moreton were rejected;
- (iv) site specification for Site G offer protection for the Church view.
- (v) Original site was rejected due to concerns over flooding risk, but given the interest expressed in the concept, Site H has been allocated self build provisions, but proposals for other sites are also welcomed.

#### **4<sup>th</sup> October 2013 Meeting with University of Buckingham**

##### **(a) Who was consulted?**

Pro Vice-Chancellor and Estates Manager of the University of Buckingham. The meeting was held at the University of Buckingham

##### **(b) How were they made aware?**

Mutual desire to discuss the Plan

##### **(c) What were the issues and concerns?**

The current and future plans for development of the University.

##### **(d) How were these addressed?**

The proposed policies in relation to student accommodation were in line with the University's current plans for growth.

#### **23<sup>rd</sup> October 2013 Meeting with Buckingham Medical Practices**

##### **(a) Who was consulted?**

Members of the local medical professions; local NHS representatives and League of Friends of Buckingham Hospital.

3pm-4pm Buckingham Council Chamber with Dr. Jonathan Pryse, North End Surgery; Dr. Rebecca Pryse, North End Surgery; Ms Lynne Dunford, Practice Manager Masonic House Surgery;

Pre-meeting submissions via e-mail and phone from Dr. Stuart Mathews, Verney Close Surgery & Ms Debbie Ratu, Practice Manager, Verney Close Surgery.

##### **(b) How were they invited?**

By letter or e-mail

**(c) Issues and concerns – Future requirements for medical facilities**

- (i) Two GP surgeries reported constraints to expansion on the current sites.
- (ii) There was limited interest in the proposed healthcare facilities at Lace Hill
- (iii) There was keen desire to retain the local hospital facilities
- (iv) confirmed that proposed housing numbers in BNDP would not generate the need under NHS guidelines, a need for another surgery, only one to two new GPs.

**(d) How were these addressed?**

Information shared was used in final preparation of plan, in particular in relation to policies in relation to hospital area being used to provide healthcare provision only.

## **Pre-Submission Consultation Events**

### **The first Pre-Submission Consultation ran from 25th November 2013 to 13<sup>th</sup> January, 2014**

It was decided to have a seven week consultation period to reflect the Christmas holidays falling during the minimum six week period.

Statutory Consultees were sent a letter by e-mail, or by post if no e-mail existed, informing them of the pre-submission consultation; the website address for the BNDP documents; and the period of consultation.

Consultation Events:

**Saturday 30<sup>th</sup> November, 2013** – Public Consultation Event in Council Chamber with Town Councillors and the Town Clerk and the Town Plan Officer. This was also the day of the Christmas Lights Switch-on with a special market in the Town Centre.

**Sunday, 8<sup>th</sup> December 2013** – Public Consultation Event in Council Chamber with Town Councillors and the Town Clerk and the Town Plan Officer. This was also the day of the local shops Special Christmas Shopping Event.

**Saturday 4<sup>th</sup> January, 2014** – Public Consultation Event in Council Chamber with Town Councillors and the Town Clerk and the Town Plan Officer.

### **25<sup>th</sup> November, 2013 to 13<sup>th</sup> January 2014 Pre-Submission Consultation Form/Comments**

**(a) all members of the public and other interested parties, who wished to attend the above events or submit their views.;**

(i) Event (19) saw members of the public attend and seek clarification, collect feedback forms and discuss issues Town Councillors, the Town Clerk & the Town Plan Officer.

(ii) Event (20) saw another different members of the public attend and seek clarification, collect feedback forms and discuss issues Town Councillors, and the Town Clerk .

(iii) Event (21) saw, again different, members of the public attend and seek clarification, collect feedback forms and discuss issues Town Councillors, and the Town Clerk.

(iv) Event (22) through feedback forms, individual responses and an online survey with 30 respondents were received.

**(b) Members of the public were made aware of the Consultation and the above events through:**

- (i) Town Council Website
- (ii) public notices in the local paper, The Buckingham Advertiser, on
- (iii) posters distributed around the town on noticeboards;
- (iv) distribution to all Buckingham addresses of an A4 colour mini booklet containing the Proposals Map and a summary of main proposed policies, along with details of where and when the consultation events were taking place, where the full Plan & supporting documents could be consulted [website and Buckingham Library for those requiring a hard copy]; and how to make representations;
- (v) e-mail communications to all statutory consultees [or letters where no e-mail address was available] with link to the website [or details of the website and the hard copy in Buckingham Library as above];
- (vi) e-mail communications to all stakeholders with link to the website.
- (vii) In the spirit of the Christmas season, a policy a day was released via the Town Council's Facebook Page.

**(c) The main points resulting:**

- (i) AVDC had many comments on policy writing, and some issue with site suitability.
- (ii) Residents of Radclive were upset by possible residential development on reserve site M, and the aspirational route for a Western by-pass.
- (iii) The proposed use of the land behind Castle House as a possible extension of town car parking facilities received much criticism, and suggestions were received that in fact this should be protected as Open Green Space.
- (iv) Concerns about the proposed new cemetery site were received. Mainly that it was too far from the town, and concerns that it would be very noisy so close to such a busy road.
- (v) A suggestion by Natural England for a pathway to be incorporated at southern boundaries of the proposed new industrial site.
- (vi) Concern raised by Environment Agency over sewerage capacity for further development in Buckingham, was passed to AVDC re housing numbers.
- (vii) Otherwise the Plan was well-received with the caveat of the need for infrastructure to catch-up in light of the recent residential development, and the loss of part of the Tingewick Road Industrial site, the need to create jobs.

**(d) How these issues have been addressed. Where agreed changes were made and incorporated in what was to become the Second Pre-Submission Consultation**

(i) Issues regarding policy wording were addressed, and further discussions were held over some issues over sites.

(ii) Despite a meeting with representatives of the village and the Town Plan Officer in an attempt to allay concerns, this was eventually resolved by Radclive-cum-Chackmore Parish Council withdrawing its previously given consent to a small portion of the parish land being included in the BNDP Area. This unprecedented legal situation was resolved on AVDC's advice by seeking a further Designation of the BNDP Area minus the Radclive-cum-Chackmore Parish land. This then triggered a further Pre-Submission Consultation.

(iii) In light of these comments, the land behind Castle House was designated as another Local Green Space.

(iv) Due to technical restraints, the proposed site is the best available to replace the current cemetery. Plan was amended to ensure that it was clear that planting schemes would aim to minimise road noise; and that car-parking and toilets would be provided on site.

(v) This has been added to Site E specification.

(vi) Concerns have been carried forward into policies HP 6 & I10.

(vii) These concerns have been reflected in the policies of HP & EE1.

### **Second Pre-Submission Consultation -Tuesday, 1<sup>st</sup> July, 2014 – Tuesday, 12<sup>th</sup> August, 2014**

The second Pre-Submission Consultation was necessitated by the withdrawal of the consent of Radclive-cum-Chackmore Parish Council to the inclusion of a small parcel of their land in the Buckingham Neighbourhood Development Plan area. This was viewed as a substantial change, requiring a further period of consultation.

Statutory Consultees were sent a letter by e-mail, or by post if no e-mail existed, informing them of the pre-submission consultation; the website address for the BNDP documents; and the period of consultation.

Consultation events:

**Saturday 26<sup>th</sup> July, 2014 Public Consultation Drop-In Event, Council Chamber with Town Councillors and Town Officials. 9am-1pm**

**Saturday 2<sup>nd</sup> August, 2014 Public Consultation Drop-In Event in Buckingham Market Square during Saturday Market with Town Councillors and Town Officials – 9am -1pm.**

**Saturday 9<sup>th</sup> August, 2014 Public Consultation Drop-In Event Public Consultation Event in Buckingham Market Square during Saturday Market with Town Councillors and Town Officials – 9am -1pm**

**1<sup>st</sup> July, 2014- 12<sup>th</sup> August, 2014 – Pre-Submission Consultation Form/Comments**

**(a) all members of the public and other interested parties, who wished to attend the above events or submit their views.;**

(i) 26<sup>th</sup> July saw 15-20 members of the public attend and seek clarification, collect feedback forms and discuss issues Town Councillors, the Town Clerk & the Town Plan Officer.

(ii) 2<sup>nd</sup> August saw another different 20-24 members of the public attend and seek clarification, collect feedback forms and discuss issues Town Councillors, and the Town Clerk .

(iii) 9<sup>th</sup> August saw 20-24, again different, members of the public attend and seek clarification, collect feedback forms and discuss issues Town Councillors, and the Town Clerk.

(iv) Consultation survey through feedback forms, individual responses and an online survey 205 comments were received.

**(b) Members of the public were made aware of the Consultation and the above events through:**

(i) Town Council Website

(ii) public notices in the local paper, The Buckingham Advertiser.

(iii) posters distributed around the town on noticeboards;

(iv) distribution to all Buckingham addresses of an A4 colour mini booklet containing the Proposals Map and a summary of main proposed policies, along with details of where and when the consultation events were taking place, where the full Plan & supporting documents could be consulted [website and Buckingham Library for those requiring a hard copy]; and how to make representations;

(v) e-mail communications to all statutory consultees [or letters where no e-mail address was available] with link to the website [or details of the website and the hard copy in Buckingham Library as above];

(vi) e-mail communications to all stakeholders with link to the website.

(vii) Town Centre Banners at Old Gaol railings in weeks running up to the consultation events, and at the Council Chamber on the day.

**(c) The main points resulting:**

(i) AVDC and BCC raised objections to the aspirational routes for a southern by-pass and a western by-pass. The desire for such relief roads has been constantly stated in all public consultation sessions, and is firmly supported by Buckingham Town Council. The Plan had sought to safeguard possible routes so that they remain available when/if such roads are deemed viable. Agreement was reached with BCC on acceptable wording for the western by-pass but an impasse remained on the southern route. AVDC also wished policies relating to developer contributions from future developments be allocated to feasibility studies removed. Buckingham Town Council wished to retain this policy. This resulted in the Town Council commissioning an independent consultant's report on the whole Plan.

(ii) Representations were received as to creating a further designated Local Green Space at the land at the end of Verney Close.

(iii) A new site was brought forward whose availability had been intimated during public consultations or the Development Vision Roadshow. This had been considered in the site allocation but had been rejected on the issue of availability.

(iv) Green infrastructure policies were agreed with AVDC.

(v) Affordable Housing allocation policy changes put forward by AVDC to bring into line with AVDC policy.

(vi) Anglian Water also raised concerns about sewerage capacity within Buckingham area as regards further development.

(vii) An error by AVDC in the designation of the BNDP Area process, triggered by Radclive-cum-Chackmore Parish Council's withdrawal of consent from the then designated Area, was pointed out by a developer.

**(d) How these issues have been addressed. Where agreed changes were made and incorporated in what was to become the Third Pre-Submission Consultation**

(i) As a result of advice received by Tibbalds consultants, the policies in relation to the southern and western by-passes were dropped from the Plan. The unaddressed concerns of the residents of Buckingham were partly allayed by the Government's Announcement in the 2014 Autumn Statement of undertakings to fund feasibility studies into road improvements between Milton Keynes and Oxford.

(ii) This site was so designated.

(iii) This site was added as Site Q as a result of its deliverability being clarified. It has been designated as employment land and helps meet the assessed need for circa.28 ha of employment land as a result of housing numbers.

(iv) New policies supporting green infrastructure were added in DHE 2-7.

(v) Policy was changed to reflect AVDC's allocation policy but the in Buckingham possibility of establishing a Community Land Trust in the future was added to allow for more localised allocation.

(vi) These, alongside the Environment Agency's concerns from First Pre-Submission Consultation strengthened the policy in relation to phasing of development to allow for considered expansion of the system, rather than ad hoc arrangements, and also strengthened I10.

(vii) As a result it was deemed a necessary requirement to re-consult on the BNDP policies and area. The designation process was also undertaken again by AVDC. The opportunity was taken to further strengthen the Plan and to be able to add Site Q for consultation.

### **Third Pre-Submission Consultation [Tuesday 20<sup>th</sup> January, 2015 – Thursday 5<sup>th</sup> March, 2015]**

The third pre-submission consultation was required due to a mistake made by AVDC during its redesignation of the BNDP Area after Radclive-cum-Chackmore Parish Council's withdrawal of previously given consent. The error was drawn to attention during the second pre-submission consultation.

Statutory Consultees were sent a letter by e-mail, or by post if no e-mail existed, informing them of the pre-submission consultation; the website address for the BNDP documents; and the period of consultation.

**Saturday, 31<sup>st</sup> January, 2015 10am-1pm Public Consultation Drop-In Event, Council Chamber in Town Centre**

**Saturday, 7<sup>th</sup> February, 2015 10am-1pm Public Consultation Drop-In Event, Council Chamber, Town Centre**

**Saturday, 21<sup>st</sup> February, 2015 10am-1pm Public Consultation Drop-In Event, Council Chamber, Town Centre**

**20<sup>th</sup> January - 5<sup>th</sup> March, 2015 Pre-Submission Consultation Form/Comments**

**(a) all members of the public and other interested parties, who wished to attend the above events or submit their views.;**

(i) 31<sup>st</sup> January, saw 20 members of the public attend and seek clarification, collect feedback forms and discuss issues Town Councillors, the Town Clerk & the Town Plan Officer.

(ii) 7<sup>th</sup> February saw another different 20 members of the public attend and seek clarification, collect feedback forms and discuss issues Town Councillors, the Town Clerk and the Town Plan Officer.

(iii) 21<sup>st</sup> February saw over 30, again different, members of the public attend and seek clarification, collect feedback forms and discuss issues Town Councillors, the Town Clerk and the Town Plan Officer.

(iv) Pre-submission consultation survey through feedback forms, individual responses and an online survey over 200 comments were received.

**(b) Members of the public were made aware of the Consultation and the above events through:**

- (i) Town Council Website
- (ii) public notices in the local paper, The Buckingham Advertiser
- (iii) posters distributed around the town on noticeboards;
- (iv) distribution to all Buckingham addresses of an A4 colour mini booklet containing the Proposals Map and a summary of main proposed policies, along with details of where and when the consultation events were taking place, where the full Plan & supporting documents could be consulted [website and Buckingham Library for those requiring a hard copy]; and how to make representations;
- (v) e-mail communications to all statutory consultees [or letters where no e-mail address was available] with link to the website [or details of the website and the hard copy in Buckingham Library as above];
- (vi) e-mail communications to all stakeholders with link to the website.
- (vii) Town Centre Banners at Old Gaol railings in weeks running up to the consultation events, and at the Council Chamber on the day.

**(c) The Comments received are listed in Appendix 3 and Appendix 4 In tabulated form, alongside the responses from Buckingham Town Council.**

Main issues of concern:

- (i) mainly raised verbally at the consultation events [but some written comments] were requests for clarification on why the by-pass policies had been dropped;
- (ii) Housing numbers – the concerns ranged from persons who felt that little or no residential development should take place in Buckingham through to developers who were concerned that not enough homes were being planned;
- (iii) Provision of infrastructure such as doctors' surgeries and schools, where there is a very strong perceived need; and sewerage capacity. The latter is a general concern among residents, raised often at consultation events, but also raised by two statutory consultees, the Environment Agency, and Anglian Water as sewerage undertaker;
- (iv) Affordable housing numbers from verbal comments at events as to will there be enough affordable housing [and whether it will be available first to local people] to developers seeking to dispute the percentage of affordable housing to be levied;
- (v) Play provision calculations on site allocations, a number of developers sought to query this calculation;
- (vi) Not sufficient content in policies for historic aspects of the town especially the Conservation Area; in particular from statutory consultees, Buckinghamshire County Council and English Heritage;

(vii) Specific concern from a developer that Plan was deficient in provision for the ageing population;

(viii) Suggestion for Settlement Boundary from AVDC;

(ix) Concern expressed from AVDC over policy wording in light of CIL Regulations in relation to Developer Contribution policies;

(x) that Buckingham provides services for surrounding villages

(xi) Concern about the lack of detail on the Buckingham Transport Strategy,

#### **(d) How these issues have been addressed**

(i) explained that they were not supported by AVDC or BCC on assessment of need not being met by proposed level of development; and from the Government undertaking in the Autumn Statement to undertake feasibility studies into road improvements from Milton Keynes to Oxford, which would have led to duplication of work.

(ii) Housing numbers were recalculated using newly-available DCLG figures [27/2/15] and by using a higher projected allocation percentage for Buckingham within the Vale overall. The recalculations have been given in the Plan, but still show that the housing allocation numbers still provide more housing than projected requirements.

(iii) Statements that number of healthcare facilities and schools are calculated by other bodies on the basis of population size, and that there may be a need for one or two additional GPs but not necessarily whole practices, and that BCC is satisfied that all schools have sufficient capacity. Sewerage concerns have been addressed in accepting Anglian Water's suggested amendment to HP6; and retaining the wording of I10 sewerage management in light of support from Anglian Eater and the Environment Agency. This will allay the concerns of many residents who are aware of the lack of further capacity at the Buckingham Water Recycling Centre.

(iv) Affordable housing percentage of 35% [subject to viability] has been reinforced by additional AVDC report.

(v) Play provision recalculated on this basis of site specific need based on AVDLP GP86 in light of CIL Regulations 2010 (as amended);

(vi) Although much protection is drawn from NPPF, and is not thought necessary to repeat national level policies in the BNDP; DHE 1 has been amended to reflect concerns both about viability and protection.

(vii) It is felt that with existing specialised care homes in Hamilton House in Buckingham, and two in Maids Moreton, which serve Buckingham residents; as well as warden accommodation over four sites both private and public; as well as

development proposals for additional such accommodation at Site K and possibly Site J; in addition to the policy to seek a diverse housing mix on other residential developments, the Plan was well-placed to meet the requirements of the acknowledged ageing population, and that no evidence of additional need had been brought forward.

(viii) Accepted on basis of adding further clarity to the Plan.

(xi) DC1-3 policies amended to AVDC's suggested wording to reflect CIL Regulations 2010 (as amended).

(x) Welcomed confirmation that we were correct to reflect such concerns in the Plan in relation to the vitality and vibrancy of the Town Centre in particular, and also in relation to healthcare; and protection of existing schools; as well as in provision of parks and open spaces and community and sports facilities.

(xi) Statement from BCC that this will be addressed both at planning stages, but also in developing this Strategy in light of the adopted policies within the Plan.

These points have all been incorporated into the Submission Version of the Plan, alongside typographical errors and small technical changes.

## Appendix 1

### Consultation Feedback Summary as of May, 2013.

This document brings together the comments received at the consultation meetings prior to May 2013 when the options for the draft plan were formulated. It provides part of the evidence base for the draft plan.

There is some resistance to any further growth but that is not an option for the BNDP as it must be in general conformity with the Vale of Aylesbury Plan, which allocates an additional 700 houses to the area covered by BNDP. **There is a clear desire that any future development should be supported by necessary infrastructure.**<sup>1</sup>

Generally there is a desire to **maintain Buckingham's status as an historic market town.**<sup>2</sup>

**(1) Economic:** The Economic comments can be sub-divided into Retail (including Parking); Employment; Transport & Housing. There are also several on the overall process of development.

(i) *Retail* – There is strong support over a number of consultations for increased parking in the town to support retail or at least a rethink of current usage. **The preferred site for additional parking not associated with further retail development would be Ford Meadow [site 35].**

There is a desire to consider other areas of the town for retail development. Imaginative use of spaces & areas is suggested, as well as a possible indoor or covered market area.

There is not strong support for retail development outside the town centre, and this would accord with the VAP, which in draft would not permit such development without being subject to the sequential test set out in NPPF amongst other considerations. [VS6 para.a]<sup>3</sup> Various sites were identified as potential sites but none were consistently strongly supported.

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<sup>1</sup> VAP VS3- "All new development should provide the appropriate on and off-site infrastructure which is required to support the development in order to – Avoid placing additional burden on the existing community;-Avoid or mitigate adverse social, economic and environmental impacts; and – Make good the loss or damage of critical social, economic and environmental assets....The provision of infrastructure will be linked directly to the phasing of development to ensure that infrastructure is provided in a comprehensive way in line with growth."

<sup>2</sup> VAP also recognises Buckingham's status as a market town in VS2 (a) (ii) – Spatial strategy for growth

<sup>3</sup> VS 6 para a states "Proposals for town centre uses should be be sited within the town or local centres. Proposals for such uses outside of town centre or local centres will be required to be in accessible locations and well connected to a town or local centre. Such proposals will be subject to the sequential test set out in national policy and, for proposals over 2,500sq.m., an impact assessment must demonstrate that they do not

Within Buckingham Town Centre there is support for new areas of retail as well as developing other areas of the town centre which already have some retail. The preferred sites for additional development of retail [with potential for mixed development of housing & parking as well] are sites 47 [Market Hill] & site 52 [Wharf Yard].<sup>4</sup>

In the context of Parking provision, this is frequently linked to retail development/needs. There is a desire for increased parking within the town centre, or at least rethinking current use and space. Where development of new retail sites is suggested it is usually with parking attached, as noted in relation to sites 47 & 52 above. Where new standalone parking is suggested the favoured site is Ford Meadow [site 35].<sup>5</sup> Concerns remain about parking charges but these are outside of the Buckingham Neighbourhood Development Plan. There were also suggestions for park and ride schemes.<sup>6</sup>

(ii) *Employment* – In general there is concern over an increase in housing without additional jobs in the Buckingham area.<sup>7</sup> Without this it is felt that there will be an increased burden on roads and transport as residents travel to work outside Buckingham. Also there is concern that it will have an adverse effect on the town centre's vitality.

There is a desire to ensure that Buckingham benefits as much as possible from the Silverstone development.<sup>8</sup>

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compromise the vitality and viability of town or local centres within Aylesbury Vale. They will be assessed within the context that no significant additional retail floorspace has been identified.”

<sup>4</sup> VS 5 notes para3.38 of Strategy Document: “At this stage, no specific need for growth of retail (convenience or comparison) has been identified beyond that which is already committed in allocations or planning permissions. Therefore rather than identify specific targets for retail floorspace provision or make further specific allocations, both of which could restrict or hinder growth, VAP seeks to work with public and private sector partners to create a positive and proactive environment which will support and encourage sustainable economic growth in own and local centres.” This would suggest that the BNDP would be able to identify such sites within Buckingham Town Centre as preferred sites.

<sup>5</sup> As will be seen this has further indirect support through desire not to build on flood plains, and also to preserve this space as an open space or leisure facility. See below.

<sup>6</sup> This is also referenced in (1) (iii) Transport, Roads.

<sup>7</sup> This aim would be supported by the VAP Strategy Document -VAP VS 4 – Employment Growth states in (c)“**Homes and jobs together** – ensure that there is a broad balance and synergy between where the new homes and jobs are located across the District and at strategic settlements, and ensure there is delivery of employment opportunities alongside new homes. In particular, at major development areas where the significant levels of housing growth are proposed then proportionate employment development should also be achieved.”

<sup>8</sup> This is also developed below in relation to Transport to support good links with the Silverstone expansion.

The University of Buckingham's presence presents opportunities for employment with its planned growth.<sup>9</sup> There should be a continued partnership between the town and the University. Specific comments on the development of the University included support for the use of [site 42](#) which is part of the University's Campus Development Plan.<sup>10</sup>

There should be more office space developed in the town centre and in particular a view to start up units.<sup>11</sup>

There was desire to see due consideration given to the development of tourism with the suggestion of a camping and touring caravan site.

There was a suggestion that the existing industrial areas in Tingewick Road are no longer suitable for their purpose, and that alternative sites should be promoted.<sup>12</sup>

Preferred sites are [Sites 8, 13, 14 & 16](#).

### (iii) *Transport* –

(a) Roads- There are two main concerns that emerge which are the traffic through the town centre itself, and the traffic congestion on the by-pass, both of which are perceived as likely to worsen with increased housing. These are linked both to retail and industry needs for good connectivity

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<sup>9</sup> The University of Buckingham's plans for growth over a similar period to that of the BNDP is set out in a document published by the University- Campus Development Framework Document. It is unlikely that radically different plans would be considered. This is also recognised in the VAP Strategy Document paragraph 3.35 "Buckingham town centre also needs to build on its programme of regeneration to maximise the benefits continuing growth can bring, and to support the level of jobs and homes growth proposed for the northern part of the District. Growth of the University campus is likely to play a role in this. Some of these issues are likely to be addressed in the emerging Neighbourhood Plan for Buckingham."

<sup>10</sup> This site forms the area of the Right Bank Site within the Campus Development Framework Document.

<sup>11</sup> This would also apply to industrial units on specific industrial sites as well. This is recognised in VAP – VS4(d) – "support the delivery of smaller 'starter' and 'grow-on' units and home working to encourage enterprise in the Vale."

<sup>12</sup> VAP VS5 should be borne in mind – "Proposals for use of existing employment land, or buildings in commercial use, for alternative (non-B class), uses will only be permitted where: (a) The site can be demonstrated to be no longer required and/or fit for purpose, and there is no reasonable prospect of its continued use for employment purposes. Appropriate evidence of proactive marketing at a reasonable cost, and the viability of employment redevelopment, should be provided to support the proposed change of use; and 9b) The proposal is for an appropriate sustainable mix of uses which includes provision for replacing the number of jobs which would normally be expected from that land use."

There was some support for some form of pedestrianisation within the town centre, along with some suggestions for one-way systems at various points.

There is a preference for a “western by-pass” connecting the Tingewick Road and the Brackley Road.

There is also a desire to see the ring road completed.

Park and ride schemes are also mentioned.

(b) Cycling and walking – comments received on cycling routes and tracks are divided into routes that might be seen as predominantly economic linking housing to retail and employment, and others which could be seen as social and leisure orientated.

In relation to new housing development there is a desire to provide safe cycle and walkways to the town centre, as well a cycle park linked to public transport.<sup>13</sup>

In addition, cycle routes to Milton Keynes and to the East/West Rail Link in Winslow are identified as needs. In terms of design and planning of these routes safe division from other road transport on main road routes is mentioned.<sup>14</sup>

Walking – Need identified for safe pedestrian crossing/ s at the Old Goal roundabout (junction of A422 & A413). Also a safe continuous footpath from Tesco site to Gawcott Road was identified as a need.<sup>15</sup>

(c) Public Transport – A request for a better bus service to the outskirts.<sup>16</sup>

(4) *Housing* –

Most comments were concerned about accepting any more housing the Buckingham area although there was also recognition from others that economic growth would require this.<sup>17</sup>

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<sup>13</sup> VAP VS11 states that “If appropriate green infrastructure networks will be specifically identified, and enhanced, through policies in Neighbourhood Plans or VAP Delivery policies”

<sup>14</sup> In terms of Social and Leisure below, the desire is for an integrated circular cycle route, which could easily be integrated with economic cycle routes.

<sup>15</sup> This would link the Industrial Park to Gawcott and also to Tescos and the Lace Hill development opening the potential for work and retail journeys to be made on foot.

<sup>16</sup> This is indicative of the need for connectivity to housing developments on the edges of the town centre.

<sup>17</sup> See note above about the framework for the BNDP.

The overwhelming preference for housing development was for small developments within or close to the town centre, using existing brownfield or infill sites where possible.

The need for affordable housing within the town was also highlighted.<sup>18</sup> A good mix for housing was desirable, with several comments suggesting that there be no additional flats permitted.<sup>19</sup> There was also some demand/interest in the provision of self-build land.

A valuable point arose from the University consultation that the students themselves have varying needs and that “students” should not be grouped as one homogenous entity.

Preferred sites – Sites 18 & 19 [x38]; Site 8 [x15]; site 20[x11]; Site 9[x7]; site 6 & 7 [x7]<sup>20</sup> site 16 [x6]<sup>21</sup> site 28; site 5 [x5]; site 34 (Old Cinema, Chandos Road); Site 43; site 44; site 47 & site 50.

Affordable housing: Sites specifically suggested 20, 22, 43 & 44.

Mixed use- site 47 & site 52.

Disliked sites – sites 9,11, 13, 14, 15 & 16 (beyond the by-pass, dislocation from town centre); Sites 1, 2, 23, 24, 25,26,27 & 28 (as being north of the town where coalescence between villages to the north should be avoided). Some historic dislike

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<sup>18</sup> VAP VS9 – “Taking into account the viability of the development proposed and principles for negotiation set out above in paragraph 3.49, the Council will seek the provision of affordable housing as follows: (a) residential developments of 15 or more dwellings gross should include at least 35% of dwellings as affordable onsite; (b) Residential developments of between 5 and 14 dwellings gross should include at least 20% of dwellings as affordable onsite. Or where onsite provision is impractical, developments should provide a financial contribution equivalent to 25% on-site provision to facilitate off-site provision of affordable homes; (c) Residential developments of below 5 dwellings gross should a financial contribution equivalent to 20% onsite provision to facilitate off-site provision of affordable homes. In addition (d) Where it is consistent with the latest housing allocation policies and current housing needs evidence, a proportion of new affordable homes will be sought to meet local needs arising from the area of the District where the homes are built.... Further details regarding implementation of this policy will be provided in VAP Delivery policies or neighbourhood policy documents.”

<sup>19</sup> This may be associated with the strong feeling against the development in the White Hart car park which attracted many negative comments through the various consultations.

<sup>20</sup> These sites are also preferred for open space – see below.

<sup>21</sup> This site is also preferred for extension of industry/employment.

recalled of the Tingewick Road – this would affect Sites 18, 19, 20 42, 43 & 44. Sites 32 & 35. None attract particular consensus.<sup>22</sup>

As can be seen some sites appear in all categories, and some in two.<sup>23</sup> The historic opposition referred to as regards the Tingewick Road site would now need to be tested in order to ascertain the acceptability of sites 18, 19, 20, 43 & 44. This would be important as these are sites which fit the desire for housing within the by-pass

There is some discrepancy between the desire for small development within the town centre and the identified preferred sites.

As to phasing of development there is an expressed desire to see this specified within the plan, and a general desire to see this grow with jobs and infrastructure.<sup>24</sup>

(2) **Environmental** – This section can be sub-divided into (i) Flooding; (ii) Open Space (iii) Design (iv) Cemetery Extension site<sup>25</sup>; (v) Allotments

(i) *Flooding* – There is a strong consensus not to see further development within the flood plain.<sup>26</sup> One particular site mentioned is Site 35 Ford Meadow.<sup>27</sup>

(ii) *Open Space* – There is a strong desire to maintain open green spaces in the BNDP area.<sup>28</sup> There are several recurring suggestions:

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<sup>22</sup> This needs to be considered alongside the stated desire not to develop on the flood plain – see below.

<sup>23</sup> This applies to sites 9, 16, 18, 19,20, 28, 43 & 44. Sites 20, 43 & 44 appear in three.

<sup>24</sup> VAP Strategic Plan Table 3 p.33 The indicative phasing is for period 2011 to 2016 (Years 1-5) is 965; and from 2016-2021 (Years 6-10) is 95 & from 2021-2031 is 0 from existing commitments and completions; from new developments under VAP is 0 from 2011-2016 (Years 1-5); 190 from 2016-2021 (Years 6-10); & 550 from 2021-2031 (Years 10-20).

<sup>25</sup> One specific known need is for a new site or an extension for Buckingham’s existing cemetery due to capacity issues as a result of adverse geological features present.

<sup>26</sup> The Strategic Objectives of the VAP No.7 states “The Council will manage development in a way that ensures that climate change is adapted and mitigated against, including: (a) No built greenfield development to take place in the functional floodplain and/or Flood Zones 2 or 3, other than for essential strategic infrastructure; (b) Improved flood protection including more effective use of multi-functional green spaces which can assist in flood control as well as supporting other environmental and social benefits;” The NPPF para.100 states: Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere” Any such development must pass the sequential test, and then the exception test. In addition VAP VS11 “B-Green infrastructure.....(i) Realise the potential of green infrastructure to assist communities with mitigating and adapting to climate change;” may also be pertinent.

<sup>27</sup> It is also mentioned in sites to be preserved as Green Spaces – see below at (2) (ii) (e).

- (a) Lineal walk/cycle route – multiple sites<sup>29</sup>
- (b) Development of canal area – potentially sites 6, 7 & 52.<sup>30</sup>

In general the preferred sites for open spaces are

- (c) The area around the canal – sites 6 & 7 with some desire to link with existing Bourton Park.
- (d) The area around St Rumbold's Well – site 18 (with some possible impact on site 19 given position of the well).<sup>31</sup>

In addition the following sites were preferred to be preserved as open spaces;

- (e) Site 35 -Ford Meadow to be preserved as open space or football ground.
- (f) Site 2 green space between Moreton Road estate and rugby club.<sup>32</sup>
- (g) Sites 6 & 7 - flood plain east of bypass between Stratford Road A422 and Home Farm (includes river & canal).<sup>33</sup>

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<sup>28</sup> VAP VS 11 “B. Green infrastructure.....The council will seek to:..... (ii) Deliver high quality, multi-functional, accessible, and connected open spaces; (iii) Protect, create, and improve recreation, play, and local food cultivation opportunities.” Green infrastructure is defined in VAP Strategy Document paragraph 3.14 as “ a network of high quality, multi-functional green spaces which improve connectivity of towns and villages and the wider countryside, as well as delivering ecological enhancements and economic and social quality of life benefits for local communities. It can include green corridors, such as hedgerows or transport routes, open green spaces, such as parks, allotments, and country parks.”

<sup>29</sup> This should be considered alongside the desire to see an integrated cycle network with both transport and social/leisure uses.

<sup>30</sup> VAP VS 11 –“ A. Environmental and heritage assets- Environmental and heritage assets will be protected, and where appropriate enhanced, to maximise the environmental, social and economic benefits. The council will seek that: (i) Landscape character, historic, natural, built and cultural heritage features are conserved and enhanced;.....(iv) Cultural assets and sites are enhanced for their amenity, leisure, recreation, and tourism value;”.

<sup>31</sup> VAP VS11 – “ A. Environmental and heritage assets will be protected, and where appropriate enhanced, to maximise the environmental, social and economic benefits. The council will seek that:.....(iii) The historic environment and heritage assets of national and local importance are preserved and enhanced through identification, protection and/or appropriate management of archaeological remains, conservation areas, historic buildings, historic parks and gardens, and registered landscapes.” This site is of local importance at least. This is an area that is specifically highlighted as one where Neighbourhood Plans are mentioned as a potential source of more details.

<sup>32</sup> Since the consultation process there has been a successful planning appeal to allow housing development on this site; which means that it is unlikely that this will be preserved.

<sup>33</sup> Although this is included in (2) (ii) (c) it is stated here as being preserved which may imply the wish not to see it being further developed.

(iii) *Design* – There is concern to preserve trees and the roofline (taken to mean no high rise buildings). Essentially there is a desire to see good design in the buildings, not just “standard”; good quality materials with a view to longevity; as well as environmental design features such as solar panels; and grey water systems.

In terms of the wider environment, there is support for ensuring adequate parking on properties, to alleviate on-street parking; and good street lighting. There is also concern for surface water flooding, and that adequate provision should be made to prevent this.<sup>34</sup>

(iv) *Cemetery Extension* – The preferred site is **site 24** adjacent to the existing cemetery.<sup>35</sup>

(v) *Allotments* – It is assumed that the existing sites being retained, and the preferred site for additional provision would be **site 20**.

**(3) Social** – Specifics in the consultation were Schools, Surgeries; Churches; other issues raised were facilities for young people; a cinema; art exhibition space; development of canal as recreational area<sup>36</sup>

There was not really much comment on the Churches.<sup>37</sup> There was concern about infrastructure in the form of schools and surgeries. Although there is a perceived need for more schools and surgeries. This is not supported by the evidence available.<sup>38</sup>

One of the recurring suggestions was for a cinema, perhaps in a site on the edges of town as there was also a view that a cinema in town was unlikely to be viable. There is concern at the lack of facilities in the town centre for young people, and a view was expressed that the Youth Centre could be relocated to the town centre.<sup>39</sup>

The consultation has resulted in views that are largely in accordance with the relevant Spatial Vision set out in VAP:

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<sup>34</sup> VAP VS 12 – “Proposals for all new development should incorporate positive measures to reduce the environmental impact and greenhouse gas emissions from the construction, and to improve the operational efficiency of the development (how people live or work in the development) to reduce energy, water, and resource use, as well as building resilience to adapt to a changing climate.”

<sup>35</sup> This will need to be subject to geological considerations due to known problems in the existing site.

<sup>36</sup> This is also covered in (2) Environmental (ii) Open Space.

<sup>37</sup> One mention of needs of Well Street Church.

<sup>38</sup> Check sources.

<sup>39</sup> Project Street Life does operate from the Salvation Army Hall.

“Buckingham, led by neighbourhood planning, will have grown and will:

- i) Be an inclusive, innovative and forward looking market town that meets the needs and aspirations of existing and new residents and visitors.
- ii) Be a recognised centre for investment and growth providing new jobs and opportunities for all.
- iii) Have seen sustainable regeneration of previously-developed sites and integrated extensions to the town on greenfield urban fringe sites. Further details about locations will come through the Neighbourhood Plan.
- iv) Be a hub of higher education and skills through growth and enhancement of the University of Buckingham, Silverstone University Technical College and other facilities at Silverstone which support job training and skills.
- v) Have enhanced the town centre creating a vibrant and energetic place with plenty for all to do and enjoy throughout the day and into the evening, serving both the town and rural populations.
- vi) Have benefitted from further investment in infrastructure.
- vii) Have new homes phased and designed to reflect local needs.”<sup>40</sup>

*Other –*

There was consistent comment about the need for satisfactory public toilets. The current facilities are operated by AVDC. There is now action being undertaken by the Town Council on this matter, and therefore this identified need will be addressed.

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<sup>40</sup> VAP Spatial Vision, VAP Strategy p.11-12.

## Appendix 2 Statutory Consultees & Stakeholders

### Schedule 1 of the Neighbourhood Planning (General) Regulations 2012

Third pre-submission consultation notices to statutory consultees.

1.(a) Not applicable

(b) Local Planning Authorities

Name of Body	Contact	Sent	Response Received
Aylesbury Vale District Council	(1) <a href="mailto:dbroadley@avdc.gov.uk">dbroadley@avdc.gov.uk</a>  (2) Planning Policy <a href="mailto:planningpolicy@aylesbury.onmicrosoft.com">planningpolicy@aylesbury.onmicrosoft.com</a>	21/1/15	(2) Acknowledgement 22/1/15; 24/1/15;28/1/15
Cherwell District Council	<a href="mailto:planning.policy@cherwell-dc.gov.uk">planning.policy@cherwell-dc.gov.uk</a>	21/1/15	Yuen Wong 24/1/15  Thank you for inviting Cherwell District Council to comment on the above consultation. I can confirm that we have no comments to make on this document at this stage.
Milton Keynes Council	<a href="mailto:development-plans@milton-keynes.gov.uk">development-plans@milton-keynes.gov.uk</a>	21/1/15	Acknowledgement 24/1/15
South Northamptonshire District Council	(1) <a href="mailto:Andy.Darcy@southnorthants.gov.uk">Andy.Darcy@southnorthants.gov.uk</a>  (2) <a href="mailto:Planning.policy@southnorthants.gov.uk">Planning.policy@southnorthants.gov.uk</a>	(1) 21/1/15  (2) 24/1/15	(2) 24/1/15

## County Councils

Name of Body	Contact	Sent	Response Received
Buckinghamshire County Council	(1) <a href="mailto:stwalford@buckscc.gov.uk">stwalford@buckscc.gov.uk</a> [transport] (2) <a href="mailto:balc@buckscc.gov.uk">balc@buckscc.gov.uk</a>	(1) 22/1/15  (2) 21/1/15	(1) Acknowledgement received 22/1/15  Emma Green 4/3/15  Stephen Walford 4/3/15
Northamptonshire County Council	<a href="mailto:planning@northamptonshire.gov.uk">planning@northamptonshire.gov.uk</a>	21/1/15	No response
Oxfordshire County Council	(1) <a href="mailto:linda.currie@oxfordshire.gov.uk">linda.currie@oxfordshire.gov.uk</a>	(1) 21/1/15	No response

## Parish Councils

Name of Body	Contact	Sent	Response
Gawcott with Lenborough Parish Council	Parish Clerk <a href="mailto:alandwhite_lenborough@hotmail.com">alandwhite_lenborough@hotmail.com</a>	21/1/15	No response
Great Horwood Parish Council	Parish Clerk <a href="mailto:clerk@greathorwoodpc.org.uk">clerk@greathorwoodpc.org.uk</a>	24/1/15	No response
Maids Moreton Parish Council	Parish Clerk <a href="mailto:Sara.Butler@milton-keynes.gov.uk">Sara.Butler@milton-keynes.gov.uk</a>	21/1/15	No response
Nash Parish Clerk	Parish Clerk <a href="mailto:nashparishclerk@gmail.com">nashparishclerk@gmail.com</a>	24/1/15	No response
Padbury Parish Council	Parish Clerk <a href="mailto:padburyparishcouncil@gmail.com">padburyparishcouncil@gmail.com</a>	21/1/15	11/2/15
Radclive-cum-Chackmore	Parish Clerk	21/1/15	3/3/15

Parish Council	<a href="mailto:gorran@tesco.net">gorran@tesco.net</a>		
Stowe Parish Council	Miss Ivy Cakebread, By letter	21/1/15	No response
Thornborough Parish Council	Parish Clerk <a href="mailto:maggie.beach@btinternet.com">maggie.beach@btinternet.com</a>	21/1/15	No response
Tingewick Parish Council	Parish Clerk <a href="mailto:tingewickpc@btinternet.com">tingewickpc@btinternet.com</a>	21/1/15	No response
Winslow Town Council	Parish Clerk <a href="mailto:clerk@winslowtowncouncil.gov.uk">clerk@winslowtowncouncil.gov.uk</a>	24/1/15	Expression of support 5/3/15

(c)

The Coal Authority	<a href="mailto:planningconsultation@coal.gov.uk">planningconsultation@coal.gov.uk</a>	21/1/15	26/1/15 – No comment to make
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(d)

The Home & Communities Agency	(1) <a href="mailto:sheila.keene@englishpartnerships.co.uk">sheila.keene@englishpartnerships.co.uk</a> (2) <a href="mailto:Terry.Fuller@hca.gsx.gov.uk">Terry.Fuller@hca.gsx.gov.uk</a> (3) <a href="mailto:Steve.Collins@hca.gsx.gov.uk">Steve.Collins@hca.gsx.gov.uk</a>	(1) 21/1/15 (1) Incorrect e-mail on 22/1/15 (2) & (3) 14/2/15	No response
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(e) Natural England

Natural England	Charles Routh <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>	21/1/15	Charles Routh by e-mail 25 <sup>th</sup> February, 2015 – comment on Site Q only as comment had been made at
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			previous Pre-Submission consultations on either sites and the Plan in general.
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(f) The Environment Agency

Environment Agency	Cathy Harrison (1) <a href="mailto:cathy.harrison@environment-agency.gov.uk">cathy.harrison@environment-agency.gov.uk</a> (2)planning-wallingford@environment-agency.gov.uk	(1)21/1/15 (2)21/1/15	Comments received 2/3/15
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(g) the Historic Buildings and Monuments Commission for England (known as English Heritage)

English Heritage	Martin.Small@english-heritage.org.uk	24/1/15 revised	4/3/15
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(h) Network Rail Infrastructure Limited (company number 2904587)

Network Rail	townplanningLNW@networkrail.co.uk	21/1/15	No response
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(i) the Highways Agency

Highways Agency	planningse@highways.gsi.gov.uk	21/1/15	No response
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(j) The Marine Management Organisation

Marine Management Association	<a href="mailto:hastings@marinemanagement.org.uk">hastings@marinemanagement.org.uk</a>	21/1/15	No response
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(k) any person –

(i) to whom the electronic communications code applies by virtue of a direction given under section 106(3) of the Communications Act 2003

and

(ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority

Organisation	Contact	Sent	Response received
Mobile Operators Association	Ginny Hall <a href="mailto:Ginny.hall@monoconsultants.com">Ginny.hall@monoconsultants.com</a>	27/1/15	No response
Airwave Solutions	<a href="mailto:Airwave.Comms@airwavesolutions.co.uk">Airwave.Comms@airwavesolutions.co.uk</a>	21/1/15	No response
Arqiva Ltd.	<a href="mailto:mike.smith@arqiva.com">mike.smith@arqiva.com</a>	21/1/15	No response
BT Openreach	<a href="mailto:lewis.benn@openreach.co.uk">lewis.benn@openreach.co.uk</a>	21/1/15	No response
City Fibre	<a href="mailto:john.shrieves@cityfibre.com">john.shrieves@cityfibre.com</a>	21/1/15	No response

In compiling this group, an attempt was made to identify the head office of all the companies listed under s.106(3). An e-mail or letter was then sent to those so identifiable, inquiring as to whether they held apparatus in the Buckingham Neighbourhood Plan Area. Of those companies which responded, the above replied affirmatively, and formal notification of consultation has been sent again.

(l) where it exercises functions in any part of the neighbourhood area-

(i) a Primary Care Trust established under section 18 of the National Health Service Act 2006 or continued in existence by virtue of that session.

Organisation	Contact	Sent	Response Received
Primary Care Trust Thames Valley Area	<a href="mailto:england.contactus@nhs.net">england.contactus@nhs.net</a>	4/2/2015	No response
	<a href="mailto:teresa.donnelly@nhs.net">teresa.donnelly@nhs.net</a>	4/2/2015	No response
	<a href="mailto:angela.harvey7@nhs.net">angela.harvey7@nhs.net</a>	4/2/2015	No response

(ii) a person to whom a licence has been granted under section 6 (1)(b) and (c) of the Electricity Act 1989

Organisation	Contact	Sent	Response Received
Westernpower	(1) <a href="mailto:t.carr@westernpower.co.uk">t.carr@westernpower.co.uk</a> no longer current	(1)21/2/15	No response
	(2)letter to Westernpower Toll End Road, Tipton, West Midlands, DY4 0JN	(2) 14/2/15	No response

(iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986

Organisation	Contact	Sent	Response Received
AMEC Environment & Infrastructure UK Ltd on behalf of the National Grid	(1) <a href="mailto:damien.holdstock@entecuk.co.uk">damien.holdstock@entecuk.co.uk</a>	(1) 21/1/15	No response
	(2) AMEC for National Grid Business Planning Floor B6, 80 St Marys Road SOUTHAMPTON, Hants, SO9 5AT	(2)12 <sup>th</sup> February, 2015	No response

(iv) sewerage undertaker;

Organisation	Contact	Sent	Response Received
Anglian Water	(1) <a href="mailto:sBull@anglianwater.co.uk">sBull@anglianwater.co.uk</a>	(1)21/2/15	Patience Stewart
	(2) Planning Liaison Manager, Anglian Water Services Limited, Planning & Equivalence, Thorpe Wood House, Thorpe Wood, PETERBOROUGH, Cambridgeshire PE3 6WT	e-mail returned as not recognised  (2) 12/2/15	<a href="mailto:sPatience@anglianwater.co.uk">sPatience@anglianwater.co.uk</a>  5/3/15

And

(v) a water undertaker

Organisation	Contact	Sent	Response Received
Anglian Water	(1) <a href="mailto:mgaley2@anglianwater.co.uk">mgaley2@anglianwater.co.uk</a>  (2) Planning Liaison Manager, Anglian Water Services Limited, Planning & Equivalence, Thorpe Wood House, Thorpe Wood, PETERBOROUGH, Cambridgeshire, PE3 6WT	(1) 21/1/15  (2) 12/2/15	Response as above

(m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;

Organisation	Contact	Sent	Response Received
3 <sup>rd</sup> Buckingham Scouts	emmabeckley@talktalk.net	21/1/15	No response
Air Cadets	adj.1563@aircadets.org	21/1/15	No response
Army Cadets	t.beaumont@hotmail.com	21/1/15	No response
Berks., Bucks & Oxon. Wildlife Trust	conservation@bbowt.org.uk	21/1/15	No response
Buckingham Athletic Football Club	info@buckinghamathletic.co.uk	21/1/15	No response
Buckingham Canal Society	(1) <a href="mailto:terry.cavander@btinternet.com">terry.cavander@btinternet.com</a> (2) athinabec@aol.com	(1) 21/1/15  (2) 21/1/15	(1) 15/2/15
Buckingham Choral Society	enquiries@buckinghamchoral.org.uk	21/1/15	No response

Buckingham Citizens Advice Bureau	janis.harding@buckinghamcab.org.uk	21/1/15	No response
Buckingham Charities	Councillor Geraldine Collins/Councillor Paddy Collins	21/1/15	On Town Council
Buckingham Cricket Club	ade319@gmail.com	21/1/15	No response
Buckingham Golf Club	admin@buckinghamgolfclub.co.uk	21/1/15	No response
Buckingham Hockey Club	secretary@buckinghamhc.co.uk	21/1/15	No response
Buckingham in Transition	john.mortimer@uwclub.net	21/1/15	No response
Buckingham Running Club	Terry Penny terry.penny@lineone.net	21/1/15	No response
The Buckingham Society	(1) <a href="mailto:carolyn.cumming@googlemail.com">carolyn.cumming@googlemail.com</a> (2)kathyrobins@walnutyard.co.uk	(1) 21/1/15 (2)21/1/15	No response No response
Buckingham Summer Festival	Robert_Secret@fastmail.fm	(1) 21/1/15	No response
Buckingham Swans Swimming Club	chair@buckinghamswanssc.co.uk	21/1/15	No response
Buckingham Tennis Club	Robert Reynolds <a href="mailto:1987bobby@live.co.uk">1987bobby@live.co.uk</a>	21/1/15	No response
Buckingham Town Football Club	buckinghamtownfc@hotmail.com	21/1/15	No response
Buckingham University Football Club	<a href="mailto:jamescrook@gmail.com">jamescrook@gmail.com</a>	21/1/15	No response

Buckingham West End Bowls Club	bwebc@hotmail.com	21/1/15	No response
Buckingham Youth Council	Councillor Lisa O'Donoghue	(1) 21/1/15	No response
Bucks Orchestra	chairman@bucksorchestra.org.uk	21/1/15	No response
Community Impact Bucks	(1) <a href="mailto:Paul@communityimpactbucks.org.uk">Paul@communityimpactbucks.org.uk</a> (2) info@communityimpactbucks.org.uk	(1) 21/1/15 (2) 14/2/15	No response No response
Fairtrade Foundation	Councillor Ruth Newell	(1) 21/1/15	On Town Council
Guides	Lesley Try Lesley@tryus.org	21/1/15	No response
League of Friends of Buckingham Hospital	johnwrigley54@gmail.com	Contacted in January prior to consultation start due to amendment of policy relating to hospital in this version  e-mail to website link 14/2/15	18/2/15 Acknowledgement but request to be kept in consultation
North Bucks. Carers	carol.penny@lineone.net	21/1/15	No response
Probus	johnandjocelyn@btinternet.com	21/1/15	No response
Project Street Life	Jill Townsend <a href="mailto:jill@ibex-hr.co.uk">jill@ibex-hr.co.uk</a>	21/1/15	No response
Protect AV against Noise	<a href="mailto:rachel@pavan.org.uk">rachel@pavan.org.uk</a>	21/1/15	No response

Royal British Legion	colin.richardson10@ntlworld.com	21/1/15	No response
Slade Indoor Bowls Club	<a href="mailto:m.moors147@gmail.com">m.moors147@gmail.com</a>	21/1/15	No response
Stowe Sub Aqua Club	contact@stowesubaquacoo.uk	21/1/15	No response
The Conservation Volunteers	<a href="mailto:m.vanassouw@bctv.org.uk">m.vanassouw@bctv.org.uk</a>	21/1/15	No response
U3A	pamelatonge519@btinternet.com	21/1/15	No response
Womens' Institute	iandanoble@googlemail.com	21/1/15	No response

(n) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;

None now identified – Aylesbury Vale Racial Equality Council e-mail contact no longer works

(o) bodies which represent the interests of different religious groups in the neighbourhood area;

Organisation	Contact	Sent	Response Received
Bucks Forum of Faiths	(1) <a href="mailto:cmb@nildram.co.uk">cmb@nildram.co.uk</a>	(1) 21/1/15	No response
	(2)pedilawson@tiscali.co.uk	(2) 14/2/15	No response
St Bernardine's R.C. Church	<a href="mailto:dankiely@tiscali.co.uk">dankiely@tiscali.co.uk</a>	21/1/15	No response
St. Peter & St. Paul's Church	office@buckinghamparishchurch.org.uk	21/1/15	No response
Well Street United Church	<a href="mailto:wellstreetoffice@gmail.com">wellstreetoffice@gmail.com</a>	21/1/15	No response

(p) bodies which represent the interests of persons carrying on business in the neighbourhood area:

Organisation	Contact	Sent	Response Received
Buckingham Business First	(1) <a href="mailto:info@bbf.uk.com">info@bbf.uk.com</a>	(1) 21/1/15	No response
	(2) <a href="mailto:rupert@bbf.uk.com">rupert@bbf.uk.com</a>	(2) 24/1/15	No response
	(3) <a href="mailto:philippa@bbf.uk.com">philippa@bbf.uk.com</a>	(3) 14/2/15	No response
Buckinghamshire Thames Valley Local Enterprise Partnership	<a href="mailto:info@buckstvalep.co.uk">info@buckstvalep.co.uk</a>	21/1/15	No response
Buckingham Traders' Association	(1) trisha.lightfoot@hotmail.com	(1) 21/1/15	No response
South East Midlands Local Enterprise Scheme	<a href="mailto:info@semlep.com">info@semlep.com</a>	21/1/15	No response

and

(q) bodies which represent the interests of disabled persons in the neighbourhood.

Organisation	Contact	Sent	Response Received
Aylesbury Vale Dial-a-Ride	enquiries@dialaride.org.uk	21/1/15	No response
Buckingham Options	sballinger@buckscc.gov.uk	21/1/15	No response

#### Non-Statutory Consultees

Stakeholder Consultees – Individuals, Groups identified by BTC for consultation, or who came forward through consultation events – some of whom may be included above under the statutory categories.

Developers, Landowners & Agents

Organisation	Contact	Sent	Response Received
Bellway	Elaine Connolly elaine.connolly@bellway.co.uk	21/1/15	Received from <a href="mailto:roger.welchman@arplanning.co.uk">roger.welchman@arplanning.co.uk</a> Armstrong Rigg for Bellway
Broadland Developments	<a href="mailto:mgreen@broadland-developments.com">mgreen@broadland-developments.com</a>	21/1/15	2/3/15
Buckingham Town Owners Association* Plot	<a href="mailto:buckowners@gmail.com">buckowners@gmail.com</a>	21/1/15	3/3/15
McGough Planning*	Chris McGough chris.mcgough@mcgoughplanning.com	21/1/15	5/3/15
Delta Planning for the University of Buckingham*	sara@deltaplanning.co.uk	21/1/15	4/3/15
David Lock Associates*	(1) <a href="mailto:nfreer@davidlock.com">nfreer@davidlock.com</a> (2) bbonnet@davidlock.com	(1) 21/1/15 (2)	5/3/15 for Hallam below as well
Fourfrogs*	Henry Scrase henry.scrase@fourfrogs.co.uk	21/1/15	5/3/15 – after close of submissions
Green Initiatives*	Jonathan Harbottle <a href="mailto:mail@jharbottle.com">mail@jharbottle.com</a>	21/1/15	Response from Tom Hutchinson Land & Sharp 3/3/15
GVA	<a href="mailto:Matthew.Fox@gva.co.uk">Matthew.Fox@gva.co.uk</a>	21/1/15	No response
Hallam	Andy Birch	21/1/15	See above at David Lock

	<a href="mailto:abirch@henryboot.co.uk">abirch@henryboot.co.uk</a>		
Howard Sharp for Land & Partners	tom@howardsharppartners.com	21/1/15	3/3/15
Lafford James	Ivor Lafford <a href="mailto:ivor@laffordjames.co.uk">ivor@laffordjames.co.uk</a>		No response
Land Logic	Tim Martin <a href="mailto:landlogic@gmail.com">landlogic@gmail.com</a>	21/1/15	No response
Levett-Therivel	Riki Therivel Levett-therivel@phonecoop.coop	21/1/15	No response
Mark Atkins	<a href="mailto:rma@maaonline.co.uk">rma@maaonline.co.uk</a>	21/1/15	No response
Nick Hawes	<a href="mailto:jmhawes@me.com">jmhawes@me.com</a>	21/1/15	No response
Robinson and Hall	<a href="mailto:abrj@robinsonandhall.co.uk">abrj@robinsonandhall.co.uk</a>		
Smiths Gore	sally.lumbard@smithsgore.co.uk	21/1/15	No response
Taylor French	<a href="mailto:admin@taylorfrench.co.uk">admin@taylorfrench.co.uk</a>	21/1/15	No response
Tymconsult	Tim Coleby <a href="mailto:Tim.coleby@tymconsult.com">Tim.coleby@tymconsult.com</a>	21/1/15	No response
Vale of Aylesbury Housing Trust	<a href="mailto:Sarah.Smith@vaht.co.uk">Sarah.Smith@vaht.co.uk</a>	21/1/15	No response
*	Exhibitor at the Developer Roadshow -		

#### Elected Representatives

Organisation	Contact	Sent	Response Received
Parliament	The Rt.Hon John Bercow M.P., Speaker of the House of Commons <a href="mailto:sadie.smith@parliament.uk">sadie.smith@parliament.uk</a>		No response

Bucks. County Council	(1) Cllr Warren Whyte*^, Buckingham North (2) Cllr Robin Stuchbury*^, Buckingham South	(1) 21/1/15 (2) 21/1/15	On Town Council On Town Council
Aylesbury Vale District Council	(1) Cllr Tim Mills (2) Cllr Howard Mordue* (3) Cllr Derrick Isham* (4) Cllr Robin Stuchbury*^	(1) (2) 21/1/15 (3) 21/1/15 (4) 21/1/15	No response On Town Council On Town Council On Town Council
*	Town Councillor		
^	Steering Group Member		

#### Education

Organisation	Contact	Sent	Response Received
Bourton Meadow Academy		21/1/15	No response
Buckingham Primary School		21/1/15	No response
The Buckingham School		21/1/15	No response
George Grenville Academy		21/1/15	No response
Lace Hill Academy		21/1/15	No response
Royal Latin School		21/1/15	No response
University of Buckingham	Professor David Billington <a href="mailto:david.billington@buckingham.ac.uk">david.billington@buckingham.ac.uk</a>	21/1/15	4/3/15 via Delta Planning

	Additional Separate meeting with Town Clerk & Town Plan Officer on 23 <sup>rd</sup> October, 2013		
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### Local Green Space

Land	Owner	Sent	Response Received
Ford Meadow Football Pitch	University of Buckingham	Signed For Letter	AVDC Response 5/3/15
Stratford Road Football Ground	AVDC	Signed For Letter	AVDC Response 5/3/15
Overn Avenue Playing Field	AVDC	As above	AVDC Response 5/3/15
Mount Pleasant Open Space	AVDC	As above	AVDC Response 5/3/15
Land Behind Castle House	AVDC	As above	AVDC Response 5/3/15
March Edge	Deloitte as administrator for building company	Signed For letter	No response
Land at End of Verney Close	Buckinghamshire County Council	Signed For Letter	No response on this point
Land at River, Tingewick Road – extension to Riverside walk	Unknown	Publicity Associated with BNDP	Publicity has not induced owner to make contact

As the NPPF does not give guidance as to notification procedure in relation to the designation of Local Green Space, it was decided that specific notice should be

given where the landowner could be identified, reflecting the limitation which the designation places on future use of the land.

#### Medical

Organisation	Contact	Sent	Response Received
Gallery dentist	info@thegallerydental.com	21/1/15	No response
Hamilton House Care Home	hamilton.house@fshc.co.uk	21/1/15	No response
Meadow Walk dentists	reception@meadowwalk.co.uk	21/1/15	No response
Priority Dental Services	gail.hill@buckspct.nhs.uk	21/1/15	No response
Swan Practice [amalgamation of Masonic House Practice & North End Surgery]*	admin.theswanpractice@nhs.net	21/1/15	No response
Verney Close Surgery*	deborah.ratu@nhs.net	21/1/15	No response
Dr Stuart Mathews*			
Dr Jonathan Pryse*	jonathan.pryse@nhs.net	21/1/15	No response
Dr Rachel Pryse*		October meeting	
*	Took part in October, 2013 consultation, phone/email/meeting on 23 <sup>rd</sup> October, 2013		