



North Bucks

Milton Keynes. An application has been submitted to turn green space around Ashton and Norfolk Houses in the town centre into 83 new car parking spaces. Opponents are objecting to changes to the Octo sculpture. They say the loss of green space would result in permanent harm and would “damage the setting of a very important piece of architecture which captures the modern history of Milton Keynes” [Milton Keynes Citizen](#). Plans for a ‘hobbit’ eco house at Bow Brickhill have been approved despite opposition from the parish council [Milton Keynes Citizen](#). A planning application for a waste transfer station adjacent to Willen Lake has been refused on the grounds that it would cause unacceptable noise for nearby residents in Willen and Willen Hospice [MK](#). As the new town approaches its fiftieth anniversary [MK](#), Milton Keynes Museum is raising funds for new galleries to tell its story [MK](#) [MK](#).



Plans for Milton Keynes Museum

Neighbourhood plans. Milton Keynes council has approved the Neighbourhood Plan Areas for Castlethorpe parish [MK](#) and Campbell Park [MK](#).

Wolverton. Milton Keynes council has deferred a decision on redevelopment of the dated Agora shopping precinct. Campaigners say the development does not conform to the draft neighbourhood plan or to the council’s Agora Development Brief [MK](#) [f](#). The referendum for the neighbourhood plan will be on 30 July [MK](#). The plan expands the current conservation area and seeks to protect street frontages and local shops. Simon Bennett from Future Wolverton said [Milton Keynes Citizen](#):

The Neighbourhood Plan for Wolverton Town Centre has seven policies which are designed to ensure appropriate redevelopment of the Agora and Railway Works site, support small, independent trade and conserve historic shopfronts in the town.

Campaigners for a yes vote have produced a useful video explaining the plan [YouTube](#).



Greening Wolverton town centre

Aylesbury Vale

Aylesbury Vale has one of the highest rates of new home starts in England. In 2014/15, there were 15.1 new homes started for every 1,000 dwellings in the area, nearly double the England rate of 7.9 per 1,000 [getb](#).

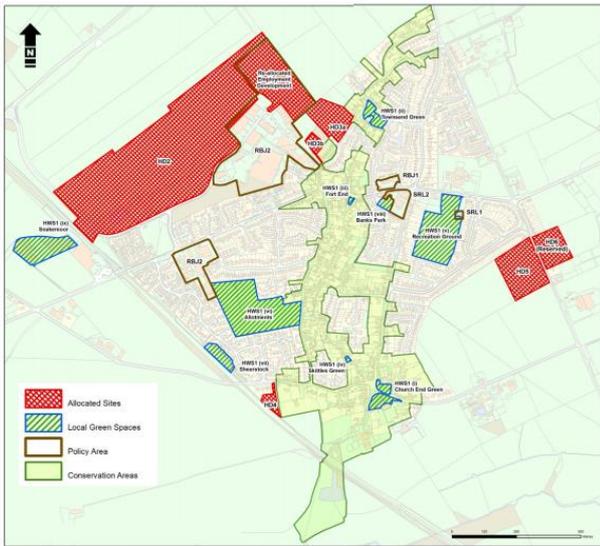
Aylesbury. The Preserve Aston Clinton Village Environment group says Aylesbury Vale and Buckinghamshire councils have a conflict of interest over plans they promoting for Aylesbury Woodlands. The plans to provide employment land for up to 9,000 jobs, a stadium and 1,100 homes are being promoted by **Bucks Advantage**, the operational arm of the Bucks and Thames Valley LEP. AVDC denies any conflict of interest. It says Bucks Advantage is bringing the 220-hectare site forward under the NPPF presumption in favour of sustainable development in the absence of an up to date local plan (the Aylesbury Vale Plan was withdrawn in 2014) [Bucks News](#) [Bucks News](#) [Bucks News](#). Aylesbury MP David Lidington welcomed the potential creation of jobs but said better roads are needed to serve the development [MK](#). Davidsons Developments are planning 70 homes, 30% affordable, at Barnett Way in Berton [MK](#). The first phase of the 2,450 home Kingswood development near Berton has been given full planning permission [Bucks News](#).

Watermead. Controversial plans for a crematorium in the green belt outside Aylesbury have been approved by AVDC planners [MK](#). Watermead parish council said: “If this goes ahead it will spoil the nature of Watermead forever and we are determined to go on fighting” [Bucks News](#).

Haddenham has voted yes to its neighbourhood plan. The turnout for the vote was 51.3%, of which 86% voted in favour of the plan [MK](#) [MK](#). Villager Keith Milmer, who led the yes campaign, said there had been “determined efforts” by developer Lightwood Strategic to persuade residents to vote against the plan [Bucks News](#). Some villagers opposed the plan. Mr Milmer said:

Some campaign literature sought to raise question marks about the integrity of the neighbourhood plan team, and this was highly undesirable. Haddenham is now a very large village but it maintains a close-knit community spirit. So it was very important that that robust debate did not damage relationships going forward. Now that the referendum is behind us, I hope sincerely that this has been achieved.

The plan designates nine Local Green Spaces, as well as new housing sites.

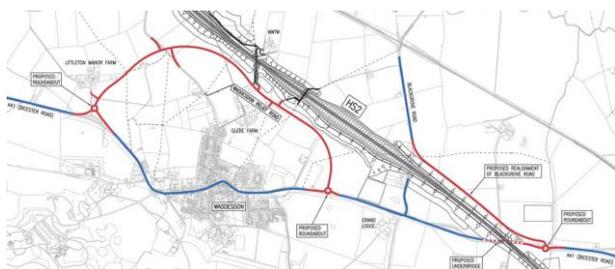


Haddenham Neighbourhood Plan

Slapton. Plans for a 180-berth marina have been refused by AVDC because of the unsustainable location and adverse landscape and visual impacts. The parish council supported the application [Back to Earth](#).

Steeple Claydon. Rail consultant Parsons Brinkerhoff said it would be feasible to provide three trains an hour at a station on the East West rail route between Oxford, Milton Keynes and Aylesbury. The station could be paid for from compensation funds from HS2 [Back to Earth](#).

Waddesdon. A campaign has been launched to garner support for a relief road to divert A41 and HS2 construction traffic around the village. The campaign is run by the landowner, Arnold White Estates, and supported by some local business organisations [Back to Earth](#). Villagers and councillors have suggested that the owner’s main motive was to gain permission for housing development within the bypass, a claim Arnold White Estates has denied [Back to Earth](#).



Planned route of Waddesdon relief road (red)
Monks Risborough Housing

Mill Lane rejected. Wycombe council’s planning committee unanimously agreed that an application by Gladman Developments for 192 homes in the green belt at Mill Lane is unacceptable [Green Belt](#). The committee members described the application as “opportunistic and aggressive”, saying it would have a serious impact on flooding and a detrimental impact on views from the Chilterns AONB overlooking the town. Cllr David Johncock said:

This is a speculative approach from an aggressive national developer and our response is robust. The message is very simple here. We are the people who will shape the future of this district. We are in charge of what happens in our local area, not the developers.

Access to the site along a single track road and loss of agricultural land were also factors in the decision. Gladman has lodged an appeal on the basis on non-determination [Back to Earth](#) [getb](#).

Molins Sports Ground withdrawn. An application for 90 new houses and a new community sports facility on the site of the former Molins Sports Ground in Mill Lane was withdrawn on June 3 after Wycombe council objected to flooding and sewerage problems, the loss of the site as a sports facility, loss of green belt land and damage to the AONB [Back to Earth](#). The applicant is drawing up alternative proposals for the site [Back to Earth](#).

Major objections to Asckett development. Developer Hourigan Connolly has submitted an application for 152 homes between Monks Risborough and Asckett Village [Back to Earth](#). More than 150 objections to the proposal have been received by AVDC [Back to Earth](#). The Asckett Society criticised the consultation and said:

This is another speculative planning application... They are trying to bully their way through because they think they can do what they want, where they want. The Asckett Society is not against development in the area but it has to be done sensitively with the needs of local people taken into consideration.

Natural England has objected to the development. It says:

The Landscape Visual Impact Assessment has not been adequately undertaken and there is potential for a significant impact on the Chilterns AONB... We contend that this development, given its nature, scale and sensitive location would have a significant impact on the natural beauty of the AONB given its effect on the relationship between this part of the Chilterns ridge and its setting.

The Chilterns Conservation Board has also objected. It says the plans will detract from the rural scene, damage the historic buildings in Asckett Village and create “an isolated community”. Buckinghamshire council says the site is not sustainable for public transport.



Illustrative masterplan by Hourigan Connolly Weston Turville. Plans for 64 homes have been given the go-ahead by AVDC [Back to Earth](#).

Mid-Chiltern

Longwick. Gladman Developments is to appeal after its plans for 160 houses were unanimously turned down by Wycombe council's planning committee ^{Bucks Press}. Cllr David Johncock said:

We're sending out a clear message to local communities and developers. We will say no to development where it doesn't make sense. We will say no to 'one off' speculative developments where the local infrastructure won't be able to absorb the growth in demand on local transport and local services. We are the people who will shape the future of this district. We are in charge of what happens in our local area, not the developers.

Saunderton. Wycombe council has delayed its decision on plans for 212 homes on the former Molins industrial site until the end of July. The Chilterns Conservation Board has objected to the loss of the ballroom building and the suburban style of the development, which it says has not taken into account its design guide. It wants an Area Action Plan for Saunderton before any development is permitted. The National Trust says the extra traffic generated will have a detrimental impact on the setting of its sites at Bradenham and West Wycombe. The Chilterns Society says too many houses are proposed in an unsustainable location with a lack of services and jobs. It is also concerned about light pollution ^{getb}.

Taplow. New plans have been submitted for the Skindles site. The number of houses has been reduced; a roundabout replaces traffic lights on the A4; and publicly accessible space along the riverside has been improved ^{getb}.



Plans for the Skindles Riverside

Penn Country

Beaconsfield. Plans for an office block and four terraced homes at London End were rejected after Highways England objected to access arrangements. Developer Bidwells is expecting to submit a new application with a new access scheme ^{Bucks Press} ^{Bucks Advertiser}.



Plans for offices in Beaconsfield

Amersham. Inland Homes, which wants to redevelop the closed Pheasant pub in Amersham for housing, has taken down a sign promoting the development after Chiltern council warned the company it would face prosecution for erecting the sign without planning permission ^{Bucks Press}. Amersham & Chalfont Hockey Club are to appeal a decision by Chiltern council to turn down plans for a new artificial pitch and clubhouse. Chiltern council said the green belt land should remain open to all and that the floodlights would be seen for miles ^{getb} ^{Bucks Press}. Buckinghamshire council approved a waste transfer station on a brownfield site in the green belt on London Road East. It will need secretary of state approval. The developer must also satisfy the Environmental Agency that groundwater will not be contaminated ^{getb}. Plans have been submitted for more than 33 flats for disabled people on a brownfield site in the green belt ^{Bucks Press}.

Chesham town council has objected to plans to redevelop the derelict Lord's Mill site in Moor Road ^{getb}.

Denham. South Bucks council's planning committee granted outline planning permission for a four home development adjacent to Newstead Wood. Villagers say it will damage ancient woodland but the council said there was no evidence that the wood is ancient ^{getb}.

Great Missenden. Planners approved signage for a Costa coffee outlet by a single vote ^{Bucks Press} ^{getb}. An application has been submitted to convert The George pub in the High Street into housing ^{getb}.

Iver. Plans for a wood recycling site have been given the go ahead despite residents' fears that village is becoming a "dumping ground" ^{Stoke Express}. Beaconsfield MP Dominic Grieve told the Commons that the current HS2 proposals would prevent plans for a relief road for Iver going ahead ^{getb}.

Prestwood. Proposals to convert the Kings Head pub in into a house were unanimously turned down by Chiltern council's planning committee. Members said the applicant had not demonstrated the property had been on the market for long enough to determine if there was any interest in buying the pub ^{Bucks Press}.

High Speed 2

HS2 committee visits. The Commons select committee examining the HS2 Bill visited south Bucks and the Chilterns. Residents turned out in large numbers to describe the impact of the plans on their homes, communities and the AONB ^{getb} ^{Bucks Press} ^{Bucks Advertiser}. Cheryl Gillan MP wrote in the Bucks Advertiser about the MPs visit ^{getb}:

The landscape itself became a silent witness, showing the way that the current bored tunnel would emerge on the crown of a hill in an ancient woodland; the woodland, hedgerows and the ancient Saxon lanes that would be destroyed; and how the fragile chalk streams and rivers, the subject of so much conservation work, would be threatened... Councils, communities and environmental groups, with my support as their MP, demonstrated the unity of opposition. Their view is that the current plans do not go nearly far enough to protect the AONB. This, the only AONB on the HS2 route, deserves better protection.

Changes. The government presented amendments to the HS2 Bill include the possibility of more land being taken for construction for the line, including a greater area of Mantle's Wood, an area of ancient woodland near Amersham ^{getb}. MP Cheryl Gillan called for Major Projects Authority reports on the progress of HS2 to be made public but the government said they must remain confidential ^{mapo}. Major changes include routing HS2 away from the Trent and Mersey canal and under the west coast main line; and moving the proposed HS2 depot from Old Oak Common in London, where **major regeneration** is planned, to Langley, near Slough ^{mapo}.

The HS2 select committee began hearing evidence on the Chilterns Tunnel on 13 July, including proposals for a tunnel for the length of the AONB ^{mapo}. Geologist, Dr Haydon Bailey told the committee that HS2's plans to bore through the Misbourne Valley are worrying ^{mapo}. He said:

The proposed route crosses the Misbourne Valley where the tunnel crown will be at a level with less than six metres of competent chalk above it...

The chances of the River Misbourne surviving this must be close to zero with the resulting loss of environmental benefits, wildlife habitats and public amenities.

The chalk aquifer below the Misbourne valley is a major regional water supply... The public water supply at Chalfont St. Giles will certainly be jeopardised by the tunnel construction, and several other boreholes along the Misbourne valley at Amersham and Great Missenden will be threatened. In addition, 22% of London's water supply is at risk should there be any damage to or pollution of the chalk aquifer in this and the adjacent Colne valleys.

Chilterns tunnel. David Higgins, executive chairman of HS2 Ltd, told Cheryl Gillan a tunnel under the entirety of the Chilterns AONB would not be possible due to the costs and time involved. He said: "We have never disputed that it is possible to tunnel under the whole of the AONB. We are of the view that the additional £349m required to build it would be justified." Ms Gillan said: "The tunnel should be favoured regardless of any time delay or cost, because it is the only way to protect the environment and the AONB" ^{Bucks Free Press}. Her views, and those of Chiltern residents and campaigners for a long tunnel also failed to impress the HS2 select committee. Chairman Peter Bottomley said:

On the long tunnel options, we have kept in mind the potential nonquantifiable effects of the project on the Chilterns AONB. On the evidence heard we are strongly of the view that the case for a long tunnel has not been made. Without prejudicing the arguments, we may hear from future petitioners, but we believe it's unlikely that an overwhelming case will be made out for a long tunnel option.

However, he said the case has been made for an extension of the bored tunnel to the northern end of the South Heath green tunnel near Great Missenden. He said there is also a case for extending the green tunnel at Wendover southwards "unless HS2 come up with a very good scheme of mitigation" ^{mapo}.

Commenting on the select committee decision, Kath Daly of the Chilterns Conservation Board said ^{Bucks Free Press}:

This is a devastating decision which completely disregards the strong evidence put forward of the benefits of a long tunnel for the Chilterns and for the nation. This regrettable decision to reject a tunnel under the whole of the Chilterns AONB fails to recognise the true value of the AONB – an irreplaceable resource for the nation. It is particularly disappointing that the HS2 select committee took barely an hour to produce its recommendations.

Design. The HS2 select committee has said an international design competition should be held for the Colne Valley viaduct. South Bucks council leader Ralph Bagge said: "This is a very encouraging development for the district and the people who live in and enjoy the Colne Valley. It is an extraordinarily beautiful area that is not just of local importance, but nationally" ^{Bucks Free Press}. David Higgins shunned this proposal saying he was in favour of standardisation to bring costs down and create economies of scale, though he suggested facades might be varied as they had been in the Olympic Village. Architect Malcolm Reading commented: "It's a depressing outlook if the man charged with building one of this century's key pieces of infrastructure can only offer us standardised structures and economies of scale. I'm all in favour of value for money, but why should this be at the expense of good design creating a sense of place and wonder" ^{AJ}.

Roundup. A landscape photographer has highlighted the route of HS2 through the Chilterns AONB using lasers ^{Bucks Free Press}. HS2 Ltd rejected a freedom of information request from a Chiltern councillor who had asked for the cost of the scheme at 2015 prices. The company said it did not hold the information ^{Bucks Free Press}. In the Bucks Free Press, Andy Carswell said it is unfair that the government is **considering tunnelling a road** under the Peak District National Park but HS2 will only be tunnelled for part of its length under the Chilterns ^{Bucks Free Press}. Also in the BFP, former Dr Who actor Colin Baker said: "It seems no one outside the Cabinet really wants this monstrously expensive white elephant" ^{Bucks Free Press}.

CPRE Bucks eBulletin is independently written and edited by Andy Boddington: cprenews@andyboddington.co.uk. Views expressed in the eBulletin and its editorial approach are those of its editor and not any part of CPRE. You can keep up-to-date with planning and environment matters in Buckinghamshire on the [CPRE Bucks website](#).