

Hill & LCPLG 16th December 2025 Meeting

Attendees

LCPLG

Chris Holmes

Sian Lloyd

David Gosen

Hill

Henry James

Sean Chappell

Updates on planning

CEMP - Now approved.

Sales & marketing suite - Application approved

NMA Condition 2 - Application approved

S73 and RMA for the Northern and Eastern Parcel - Hill have met with Bucks Officers to have an initial discussion on the proposals, with further meetings to be scheduled in January to establish if the Council are of the view that design amendments are required to make the scheme acceptable.

LCPLG have submitted their responses to the two applications. Two key issues have been raised:

1) Block D height being above the permitted parameter height – Hill explained the rationale for this however have taken away an action to look into this point further and visually show the relationship to Oakington Avenue.

2) Parking provision – Hill explained their proposals align with pre application discussions with Bucks however Hill are yet to formally hear the position from Bucks on their approach since making the submission.

Village Way Residents - Hill are in continued dialogue with John Greensmith regarding the key points raised by residents, but Hill are waiting to understand the Council's view on these items before considering if any design changes are required or not.

Care & Retirement – Hill updated that they are still not in contract yet with operators for these parcels.

Education – Hill updated they are next due to meet Bucks Education department in January to understand their latest updates on the strategy and timing for the proposed School.

Construction Works

Vibration monitoring- Update was provided on results of monitoring so far which confirmed activity was operating within an acceptable level when assessed against the approved CEMP.

Generator noise – confirmed this remains a requirement until Hill have a mains supply. Acoustic screens have now been installed around following one complaint on noise. Temporary building supply applied for which will remove need for generator, this will not be able to be sorted until after Cadent works due to road closures. Expected Q2 next year best case for temp supply in and then generator can be removed.

Lodge Lane closures – needed to facilitate the bridge delivery and construction will start from Friday 19th 7am before opening again 5pm.

Further closures required on:

22nd Dec 7am-5pm

29th Dec 7am-5pm

30th Dec - 7am-5pm

Residents can still access their homes during the closure windows.

Dry valley - LCPLG raised concerns & want assurances around the protection of the dry valley – Action – Hill to review and consider if ecologist input required and confirm how construction movements interact with this area.

Cadent Works – LCPLG have raised the ongoing Cadent Works and the need where possible to coordinate with Hill. LCPLG have shared Hill's contact details with Cadent who will be in contact.

Communication

RMA timeline -Website will be updated in January. Hill to consider where they push out determination of the live applications which is currently listed as Q1 2026.

Newsletter & Comms Plan - Kelly Player from Hill has provided an update which has been circulated. LCPLG noted latest newsletter was not on website. Action – Hill to upload.

Actions Log - LCPLG suggested an actions or query and response log could be helpful on the website as this may help limit further queries if responses have already been provided. Action – Hill to review what may be possible on this.

Local photographer - Confirmed site visit can be accommodated in due course.

Future Nature WTC - Hill have an internal review of the estate management strategy in January. Action – Hill to then confirm with Sian when a meeting can be set up with Future Nature WTC to reengage.

Next Meeting

20th January - 2-4pm

AOB

LCPLG asked if a site visit could be accommodated before the 17th Feb Hill LCPLG meeting to view site progress. Action – Hill to review and confirm with LCPLG.