

Hill Team & LCPLG Update Meeting

Date: 21st April 2026

Time: 2 - 4pm

Attendees:

Hill – Henry James (HJ), Sophie Goddard (SG), Sean Chappell (SC)

LCPLG – Fiona Williams (FW), Vic Davies (VD), Chris Holmes (CH), Neru Obhraj (NO)

Apologies

David Gosen from LCPLG

Minutes from Meeting held 17th March 2026

Approved

Review of action points from Meeting held 17th March 2026

All points included in Meeting Agenda

Planning updates

- Hill provided update on all live applications & progress with Bucks, and Tree Preservation Order (TPO) Bucks have proposed
- Regarding live applications, Hill still working through key design issues with Bucks and seeking to reach an agreement on all changes required for the application to be deemed acceptable to Hill. Hill seeking to instruct design changes to their project team in May to allow a resubmission by end of May latest, then June will be a 30 day consultation and then seek a determination by Bucks in July.
 - **Action HJ** to run through design changes being sought as part of the resubmission with LCPLG when an 'in principle' position reached with Bucks on what changes are required
- Village Way amendments? - Update same as before in that we are awaiting to understand whether Bucks have further comments on these items however the introduction of the TPO is likely in response to the concerns raised by residents with regards to long term protection of the trees and buffer.
- TPO – HJ explained that Bucks have sought to protect trees and shrub in the following areas:
 - Northern boundary on western parcel where site is adjacent to Loudhams Wood Lane garden
 - Western boundary on north parcel where site is adjacent to Loudhams Wood lane and Village way properties
 - Central Ancient Woodland

Hill in the first instance will be responding on the TPO to point out a procedural error by Bucks in that they did not correctly serve notice on Hill as the landowner to which the proposed TPO relates. This will likely require Bucks to start the process again, in which Hill and others will have an opportunity to formally comment on the proposed order. The proposed order does not create any conflict with Hill's design proposals as if a planning permission consents the removal of specific Trees this then supersedes the protection the order provides.

HJ also clarified the TPO Bucks have proposed appears to have just focussed on protecting trees in Hill's ownership rather than considering other trees in these areas which fall into ownership of adjacent residents. **Action** – HJ to update once process has been corrected and how local residents will have opportunity to review and comment.

Update from Construction / Project Management team

- SC confirmed all Lodge Lane works complete, hoarding and gates in place and to be locked until Hill commence enabling works for this phase. Burtons Lane bellmouth delivered and private roads and drainage going in for Western parcel. Sheet piling completed with next focus being on the proposed levels for the parcel.
- Timber frame erected for sales and marketing suite and construction of 3 show home units ongoing.
- Confirmed dry valley not a construction zone but SC pointed out utilities will be delivered under the footprint of the cycle path route in this area of the site so excavation required to deliver these.
- Discussion around local MP Sarah Green visiting site. **Action** – SC to contact Hill comms team and ask they pick up with FW/LCPLG to discuss.

- **Estate Management**
 - **Action Hill** to come back on timescale for further engagement at appropriate time albeit this won't be until likely towards end of the year.

- **Communications & Marketing update**
 - Format of comms update working well
 - Query around timing as to when comments made on draft newsletter need to be received by to ensure any comments can be actioned in time for publishing. **Action** – SG to confirm with LCPLG
 - Ensure latest newsletter on website. **Action** – SG to upload.

- **Update re Retirement & Nursing home & Education parcels**
 - Same update as before, Hill considering how to market care and retirement parcels and awaiting an update from Bucks on their strategy for the school; no commitment required until 99th home is occupied.

- **Next Meetings**
 - 26th May 10 - 12
 - 7th July 10 - 12