

Hill Team & LCPLG Update Meeting

Date: 26th May 2026

Time: 10am – 12pm

Attendees:

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

LCPLG – Chris Holmes (CH), Vic Davies (VD)

Apologies:

David Gosen (DG), Neru Obhraj (NO)

Minutes from Meeting held 21st April 2026

Approved.

Review of Action Points from Meeting held 21st April 2026

All points included in the Meeting Agenda and covered under the relevant agenda items below.

Planning Updates

HJ outlined that Hill have communicated the design updates to Bucks Council. These will be submitted in early June for a 30-day re-consultation period, following which Bucks will either raise further comments or the application can move towards a determination in mid-late July. The design changes are likely to result in a reduction in the overall proposals from 366 homes to 356 homes.

Action – HJ to provide a summary (to LCPLG) of the changes included in the resubmission

'In Principle' Design Changes on N & E Parcel – Village Way Amendments

HJ explained that Hill intend to continue with their current proposals. The proposed Tree Protection Order (TPO) will provide protection around key visual screening, and Hill are proposing new planting along this boundary to provide further screening.

Bucks Council TPO Application – Consultation Period & Timescales

Hill have received a further letter from Bucks Council seeking to correct the procedural error in the serving of notice. Hill have until 3rd June 2026 to respond.

Action – HJ to update LCPLG once the process has been corrected and to confirm how local residents will have an opportunity to review and comment on the proposed order.

Update from Construction / Project Management Team

- Continued progress on the Sales & Marketing suite. The sales team is working towards a January 2027 sales launch date, with March 2027 as the forecast first occupation.
- Continued progress on site infrastructure and private roads.
- A new project office location is being created on site.
- Local updates on infrastructure works causing road impacts will be communicated. Affinity Water will need to undertake works requiring a road closure later in the year (high-level estimate: August 2026).

- Road link north of Stony Dean Wood (connecting the West parcel to the North parcel) – works are underway. Levels are being assessed to ensure tie-in back to the hardstanding for the existing foul pumping station.

Update on Next Meeting with Estates Manager – Becky Kent (Hill)

Action – HJ to confirm the likely timescale for re-engagement with Becky Kent on estate management matters.

Communications & Marketing Update

SG updated on queries and complaints received and will issue a summary note to LCPLG following the meeting.

Action - SG and HJ to explore migrating the JTP consultation website into the Hill website, so that only one website exists.

Newsletters

Action – SG to chase up internal approval for the latest Hill newsletter and to upload it to the website once approved.

The next Hill newsletter is planned for July.

SG / Hill have been invited to contribute an update for the next LCCA Newsletter.

Action - SG to provide an article in June for the LCCA Newsletter.

Indicative Timeline

Action – HJ and SG to refresh the indicative timeline (last updated February 2026) once the planning resubmission is confirmed. This should cover planning applications, the sales suite and first residents.

Site Visits – Liaison with Sarah Green MP

No update has been received from Sarah Green's office. FW to contact SG if/when Sarah Green's office expresses interest in organising a visit.

Sales & Marketing Update / Opening of Suite

Covered under the Construction update above. January 2027 is the current forecast for the opening of the Sales & Marketing suite.

Update re Retirement & Nursing Home & Education Parcels

No interest of note has been received for the care and retirement parcels. No further update has been received from Bucks Council regarding the Education parcel. No commitment is required from Bucks Council until the 99th home is occupied.

Next Meeting

Tuesday 7th July 2026, 10am – 12pm.

AOB

None.