

Hill Team & LCPLG Update Meeting

Date: 7th July 2026

Time: 10am – 12pm

Attendees:

Hill – Henry James (HJ), Will Berry (WB), Sean Chappell (SC)

LCPLG – Chris Holmes (CH), David Gosen (DG), Vic Davies (VD), Neru Obhraj (NO)

Apologies:

Fiona W (LCPLG), Sophie Goddard (SG, Hill)

Minutes from Meeting held 26th May 2026

Approved.

Review of Action Points from Meeting held 26th May 2026

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

Planning Updates

Design Resubmission – N & E Parcel, S73 Parameter Plan & Village Way Amendments

HJ ran through the design changes on plan. Hill have now submitted the resubmission and the 30-day re-consultation period has concluded. Hill are awaiting the Council's view on the acceptability of the proposed changes before the application can progress towards a determination.

Action – Hill to issue to LCPLG the Design & Access Statement Addendum and the Planning Statement so that these documents are available online and summarise the changes made. Hill to also direct these documents to Village Way residents and update them on what changes have been made.

Bucks Council TPO Application

HJ updated that Bucks Council have corrected the procedural error and reissued the TPO order. Hill have responded requesting that the order is more specific in identifying the individual trees to be protected, and that the order should not be restricted to Hill's legal ownership boundary but should also consider other trees in the wider area. Awaiting update from Council.

Update from Construction / Project Management Team

SC provided the construction update:

- Construction is progressing. The Sales & Marketing (S&M) suite is progressing with M&E fit-out underway. Plans are in place for new site accommodation to address a conflict with the S&M suite. Roads and drainage works are ongoing.

- Foundations are progressing on the infrastructure road. Retaining wall works and substation works are due to be progressed shortly.
- Groundworks ongoing across the site. In terms of superstructure, the first batch of plots is at roof level.
- Focus is on three show home plots and three plots opposite, to avoid construction activity directly adjacent to the S&M suite when it opens.
- The post and rail fence is in the process of being replaced.
- Programme: March 2028 end date for the Western Parcel remains unchanged.

Sales & Marketing Suite

January 2027 remains the forecast for the opening of the Sales & Marketing suite, with March 2027 as the forecast for first occupation.

Oakington Avenue – Demolition of Two Properties

A review is ongoing regarding the timing of demolition of the two properties on Oakington Avenue, taking into account the impact on adjacent local residents and the potential to undertake works during school holidays to minimise disruption. Demolition is expected to take a maximum of one month once it commences.

Action – SC and SG to coordinate on providing communications to residents regarding the demolition programme. Note: the next newsletter is anticipated for September, which may provide an opportunity to communicate this update.

Road Closures – Utility Companies

SC noted that there are ongoing challenges in obtaining clarity on dates and timings for utility works due to reasons outside Hill's control.

Action – All communications channels to signpost readers to information available online showing utility works in the area.

Construction Access Signage

DG raised the question of whether construction access signage could be increased to better inform local residents and road users.

Action – SC to review what additional signage can be provided.

Road Link North of Stony Dean Wood

Further detailed design work is ongoing. SC confirmed that the road link does not need to be in place until first occupation on the North and Eastern parcel.

Burtons Lane Cycle Lane & Widening

Works will be scheduled for after February 2027 due to Cadent works in the area.

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

It was agreed that Becky Kent will re-engage with LCPLG on estate management strategy in October/November 2026.

Action – HJ / Becky Kent to initiate re-engagement with LCPLG on estate management in October/November 2026.

Communications & Marketing Update

General Communications

A general point was raised by LCPLG that more could be done to communicate updates, including positive news stories from the development. HJ noted that the website migration and refresh of the indicative timeline will be actioned once there is greater certainty on the outstanding planning applications.

Hill Newsletter

The next edition of the Hill newsletter is due at the end of July.

Action – SG to issue a draft of the next newsletter to LCPLG at least one week before publication to allow for comments.

LCPC Newsletter

The next newsletter will be circulated in September.

Action – SG (Hill) to liaise with LCPLG regarding any updates Hill wish to include in the September Newsletter.

Community Newsletter – Website

It was noted that the latest Hill newsletter is not currently showing on the website – only Newsletter 1 (September 2025) is available.

Action – SG to upload the latest newsletter to the website.

Hill Website – Working Hours

It was noted that the working hours shown on the Hill website are incorrect, showing 8:00am rather than 7:30am.

Action – SG to amend the working hours on the Hill website to reflect 7:30am start.

Indicative Timeline

The indicative timeline (last updated February 2026) will be refreshed once there is certainty on the outstanding planning applications, to cover planning, the sales suite and first residents. **Action – HJ** to sort at appropriate time.

Site Visit

LCPLG expressed interest in a site visit to view houses on the Western Parcel, provisionally around September/October 2026.

Action – SC to discuss and agree arrangements for a site visit at the August meeting.

Update re Retirement & Nursing Home & Education Parcels

Care & Retirement: No update to report. Hill do not currently have these parcels under contract with a purchaser or operator.

Education: No further update has been received from Bucks Council in the period as to their intentions for the safeguarded land.

Next Meetings

- Tuesday 26th August 2026 – Online meeting
- Monday 22nd September 2026

AOB

None.