

Hill Team & LCPLG Update Meeting

Date: 25th August 2026

Time: 10am – 12pm

Attendees:

Hill –Will Berry (WB), Sean Chappell (SC), Roisin Mayfield (RM)

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

Apologies:

Sophie Goddard (SG, Hill), Henry James (HJ, Hill)

Minutes from Meeting held 7th July 2026

Approved with the following note:

- The post and rail fence in in the process of being replaced, rather than having been 'replaced as stated in the minutes'

Review of Action Points from Meeting held 7th July 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

- WB provided an update on the status of the planning application.
- An alternative approach to the northern parcel buffer has been discussed with the Village Way residents and case officer to seek to agree an approach and prevent the need for the application to go to committee.
- CH suggested the alternative arrangement sounds similar to the Westwood Park tennis courts and he will send over a photo.
- Highways comments have been received from a new officer, and these will be responded to.
- Target committee date 22nd October
- If the application is determined by the case officer, then it may be slightly ahead of this, but not much due to the statutory consultation period.
- October is optimistic for determination, and November could be more realistic.

Bucks Council TPO Application

No further update on the TPO

WB confirmed that the TPO is a separate process to the RMA, and it will not impact determination

Update from Construction / Project Management Team

SC provided the construction update:

- Construction is progressing. The Sales & Marketing (S&M) suite is progressing with plastering and first fix internally, and only cladding on front remains to be completed externally.
- Ground levels being taken down on the northern run
- Roads and walkways off the spine road will start to be tarmacked in the next 2 weeks
- 23 plots are under construction between foundation and internal work stages.
- Temporary site cabins/compound/parking is being removed, then clearing the area will commence for Sales presentation
- The post and rail fence is in the process of being replaced
- Programme: March 2028 end date for the Western Parcel remains unchanged.
- Water supply will be picked up from near Loudhams Wood Lane. CH expressed concerns around impact on local water pressure.
- Protrusion of metal at Lodge Lane will be dealt with soon
- Site security has not been an issue to date, and CCTV is deemed the only security requirement at present.

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

Demolition will be targeted during a school holidays to minimise disruption. Demolition is expected to take a maximum of one month once it commences. October half-term would be the next opportunity.

Action – SC and RM to coordinate on providing communications to residents regarding the demolition programme.

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. Estimate is that works could be undertaken Oct/Nov 2026.

Action – All communications channels to signpost readers to information available online showing utility works in the area – which is via the One Network website.

Action – SC to provide an update on timescales to LCPLG when the applications for the works are being made (normally 12 weeks).

Signage

The LCPLG requested that a marketing signage was limited so that it didn't dominate roads to/from the development. RM advised that posters with the school design would be being used.

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, and that the southern link through the dry valley is not being used for construction.

Communications & Marketing Update

LCPC Newsletter

The next newsletter will be circulated in November. Cut off from 3rd October for sending articles. A similar sized article as the previous issue has been requested.

Action – RM (Hill) to liaise with LCPLG regarding any updates by the end of September.

Edible Gardens

Visit is being arranged (RM or colleague should be able to attend from Hill)

Action – SG & NO to liaise regarding the Hill visit

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/WB** to sort at appropriate time.

Site Visit

LCPLG seeking a site visit with local MP. SC cannot accommodate the site visit on the 28th August due to current site operations but may be able to meet at the site boundaries for a discussion there. CH to advise.

Action – CH to advise on whether a site visit at the Burtons Lane site boundary on the 28th would be acceptable.

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 22nd September 2026 – In-person meeting at Village Hall
- Hill website – RM to check that there is a link to the JTP website
- Websites will not be merged to avoid confusion.